



## Town House with Neat Garden



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 317,915.88 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Írányítószám: | 14800         |
| Feladta:      | 2024. 09. 02. |
| Leírás:       |               |

Come and discover this pretty half-timbered house located in the small town of Touques close to all shops. This small town house consists of:

- Ground floor: an entrance serving a kitchen, a beautiful living room with veranda opening onto the small garden, a shower room.
- First floor: a bedroom with water point and toilet.

A small garden of 15m2 separates the house from a small studio of 17m2 on the ground floor with kitchen and shower room.

Very rare for sale.

It is located in a quiet area.

There is the Andre Malraux Primary School less than 10 minutes walk away. In terms of public transport, there are four train stations less than 10 minutes by car.

The A132, A13 and A29 motorways and Deauville-St-Gatien airport are accessible less than 10 km away.



You will find a tennis court and a bowling alley in the surrounding area.

There are also restaurants, three bakeries, shops, two supermarkets, a butcher's and a grocery store. Its sale price is 287,500 euros.

The agency fees are the responsibility of the seller.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



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Állapot:

Good

## Gyakori

Hálósobák:

1

Fürdőszobák:

1

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.052.521

