



## Country House with Two Ponds and Two Hectares



### 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:	EUR 150,500

### Elhelyezkedés

Ország:	France
Irányítószám:	14330
Feladta:	2024. 10. 07.

### Leírás:

Character house with 5 rooms of approximately 116 m<sup>2</sup> living space and built on 21,200 m<sup>2</sup> of land. It is arranged as follows:

- Ground floor: an entrance, a living room with fireplace of 22 m<sup>2</sup>, a dining room of 22 m<sup>2</sup>, a kitchen of 20 m<sup>2</sup>.
- Upstairs: two bedrooms of 11 m<sup>2</sup> and 24 m<sup>2</sup> and an office. It also has a bathroom, laundry room and WC.
- Benefits: cellars, garage, shed, 2 ponds of water and a well.

Renovation is to be expected.

Calm neighbourhood.

Ten minutes away: train station (Lison), schools, markets, cinema, tennis, swimming pool, restaurants, libraries, marina, bakeries, shops, supermarkets, fishmongers and grocery stores.

National access N174 and N13 9 km.



5 rooms  
2 bedrooms  
1 bathrooms  
116m<sup>2</sup> living space.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálószobák:	2
Fürdőszobák:	1
Telekméret:	21200 nm



## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.160.023

