



## Lovely Cottage in Popular Rural Village



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 197,000

### Posizione

Nazione:	France
Cap:	50240
Pubblicato:	05/11/2024

### Descrizione:

**REDUCED in price - VILLAGE HOUSE WITH AN EXCEPTIONAL VIEW**, this quiet 6-room house of 110 m2.

On the ground floor there is a living room, a fitted and equipped kitchen and an office.

The first floor has three large bedrooms and a bathroom. In addition to the house, the 4,077 m2 property has 2 outbuildings, 2 garages and a terrace with a magnificent and unobstructed view.

In a quiet area, the house is close to all amenities: this property is less than a minute from shops and five minutes from schools.

The Immaculee-Conception Private Primary School, the Clos Tardif College, the Saint-James Kindergarten and the Saint-James Elementary School are located less than 10 minutes away on foot.

The A84 motorway is 2 km away.

For your leisure time, you can count on a tennis court and a library a few minutes away.



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There are also restaurants, shops, two bakeries, a supermarket, a grocery store and a post office.

Don't miss the Centre-Ville market every Monday morning.

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 Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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)

## **Comune**

Camere da letto: 3  
Bagni: 1



Dimensione del lotto: 4077 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.309.787

