



## Property For Sale



### 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:	USD 298,742.21

### Posizione

Nazione:	France
Cap:	14140
Pubblicato:	12/11/2024
Descrizione:	

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

MAISON 7 PIÈCES AU CALME - QUARTIER CALME A deux pas de Caen, a SAINT PIERRE EN AUGÉ (14140), nous vous présentons cette maison de 7 pièces au calme de 147 m<sup>2</sup>. Il s'agit d'une maison récente de 3 niveaux. Un visiophone assure un accès sécurisé à cette maison. Son intérieur se divise en une entrée, une pièce à vivre de 45 m<sup>2</sup>, une suite parentale de 11 m<sup>2</sup>, quatre chambres de 9 m<sup>2</sup> à 12 m<sup>2</sup>, une arrière cuisine, une salle de bains et un placard. L'extérieur de la maison est en bon état. Pour une meilleure isolation thermique, les fenêtres sont en pvc à double vitrage avec des volets roulants. Une cave de 27 m<sup>2</sup> vient agrémente également les 7 pièces de cette maison. Un jardin vient la



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completer, un gain d'espace et de confort appreciable. Le terrain de la propriete est de 950 m2. Elle est situee dans un quartier calme. On y trouve tous les types d'ecoles (maternelle, elementaire et secondaire). Niveau transports en commun, il y a la gare Saint-Pierre-sur-Dives a moins de 10 minutes en voiture. On trouve un restaurant et une bibliotheque a proximite du bien. Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Prenez contact avec votre agence immobiliere Herouville-Saint-Clair pour une premiere visite de cette maison en vente.

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)

## **Comune**

Camere da letto:

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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.385.322

