



## Country House with Outbuildings



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 385,000

### Posizione

Nazione:	France
Cap:	14310
Pubblicato:	17/12/2024

### Descrizione:

Character 5-room farmhouse of 136 m2 and 2,989 m2 of land in Villy-Bocage (14310). Its interior has three bedrooms. Numerous outbuildings. Additional space is provided by a garden. For better thermal insulation, the windows are double-glazed PVC. It is an old house on 2 levels. It is in good general condition.

The house is close to all amenities: the old farmhouse is located three minutes from shops and five minutes from schools.

For young children, there is a nursery less than 10 minutes away on foot. In terms of public transport, there is the Cheux-Le Bosq bus stop (line F7) less than 10 minutes away by car.

There is access to the A84 motorway 3 km away. For your leisure time, you can count on the Cinema Paradiso Theatre as well as libraries, a swimming pool and tennis courts a few minutes from the house.

There are also restaurants, shops, supermarkets, bakeries, three post offices and two mini-markets. Finally, 2 markets liven up the surrounding area.

Energy, consumption or greenhouse gas emissions, these are factors that are imperative today to take into



account when you want to buy.

This house is classified E for energy performance (energy class) (308 kWh/m<sup>2</sup> per year) and B for climate class (annual figure: 10 Kg CO<sub>2</sub>/m<sup>2</sup>). The amount of annual energy expenditure for standard use is estimated between 2,500 euros and 3,430 euros.

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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## Comune

Camere da letto: 3  
Bagni: 2  
Dimensione del lotto: 2989 mq

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.417

