



## 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
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 345,000

#### Posizione

Nazione:	France
Cap:	50380
Pubblicato:	17/02/2025
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.

Une maison de 6 pieces au calme, proche du bourg, de ses commerces et de la plage/mer. Cette maison de 96m<sup>2</sup> se compose d'un salon, trois chambres, une cuisine amenee equipee, une salle d'eau et un toilette au rez sureleve. Au rez de jardin, un studio avec piece, cuisine et wc, un cave et une piece de 15m<sup>2</sup> chauffee aujourd'hui a usage de buanderie. De l'espace additionnel est apporte par un jardin. Le terrain du bien est de 683 m<sup>2</sup>. La maison beneficie egalement d'un garage independant. Pour une bonne isolation thermique, les fenetres sont en pvc a double vitrage avec des volets roulants. C'est une maison des annees 60 de 2 niveaux avec sous-sol. Elle est en bon etat general. Dans un quartier calme, la maison



est proche de toutes commodites : ce bien se trouve a moins d'une minute des commerces et a cinq minutes des ecoles. Il y a l'École Maternelle Anne Frank et l'École Élémentaire Anne Frank a moins de 10 minutes a pied. Cote transports, on trouve la gare Granville a moins de 10 minutes en voiture. Il y a un acces a la nationale N175 a 20 km. Pour vos loisirs, vous pourrez compter sur un tennis a quelques minutes a peine. Des restaurants, des commerces, trois boulangeries, deux poissonneries, une superette et deux boucheries-charcuteries sont aussi accessibles. Les honoraires sont a la charge du vendeur.

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: 4

## **Lease terms**



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Date Available:

**Contact information**

IMLIX ID:

IX6.655.347

