



Detached Country House with Garden



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	https://clefrance.co.uk

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 169,500

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50800
Geplaatst:	01-07-2024
Omschrijving:	

Located between Avranches and Villedieu, in a quiet and wooded environment, approximately 25 km from the beaches, very pretty stone house, completely rehabilitated, of approximately 54 m², including:

- Ground floor: living room with wood stove, kitchen fitted out, shower room, WC.
- Adjoining: room of 16 m² with attic above.
- Upstairs: mezzanine bedroom, one bedroom.

Terrace and garden.

All on enclosed grounds of approximately 1721 m².

The energy class of this house is rated E (327 kWh/m²/year) and the climate class, B (annual figure: 9 Kg CO₂/m²).

The amount of annual energy expenditure for standard use is estimated between 646 euros and 874 euros in 2021.

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

Algemeen

Slaapkamers:	2
Badkamers:	1
Lot Afmeting:	1721 m ²

Utility details

Heating:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX5.870.170

