



## Fishermans Cottage in Coastal Resort Town



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 295,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50350
Geplaatst:	01-07-2024
Omschrijving:	

Fishermans Cottage in Coastal Resort Town 500m from the beach this stone house from the beginning of the 20th century: it is located on the sea side in Donville-les-Bains, in a quiet street and the beach is accessible in 6 minutes walk. The house consists of 5 rooms, its garden is west facing and you will find a garden shed as well as a terrace.

- Ground floor: there are: a living room with fireplace and bar, a dining room (west facing, with access to the garden), a fitted and equipped kitchen and a bathroom with toilet.
- 1st floor: you will discover: a first bedroom of approximately 15 m2 and an office.
- 2nd floor: in the attic, there is a large bedroom of approximately 23 m2 with a clear view of the city.

The house needs to be refreshed throughout and it benefits from a privileged location.

Regarding the energy class, the rating is E (267kwh/year), as for the climate class, the rating assigned is B (annual figure: 8 Kg CO2/m2).

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.

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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.

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Conditie: Good

### **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Lot Afmeting: 500 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**



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