



## Property For Sale



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 296,353.33

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50530
Geplaatst:	07-10-2024
Omschrijving:	

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.

A seulement 250 m de la plage d'ou l'on voit le Mont Saint-Michel, a proximite immediate de l'ecole, a deux pas des commerces de proximite et des paillottes, decouvrez cette maison de 81 m2 edifiee en 1999 avec jardin et double terrasse (20 m2 au sud 8 m2 au nord) offrant une vie complete de plain-pied avec trois chambres et une salle de bains qui se compose de la facon suivante : . entree, sejour de 20 m2 avec acces direct a la terrasse, cuisine semi-ouverte,, couloir desservant 3 chambres, salle de bains et toilettes independantes. Acces direct au garage. A l'etage : aménagement possibles des combles sur une surfaces au sol de 100 m2. Garage ferme de 20 m2. Huisseries PVC double vitrage, volets roulants PVC, chauffage electrique, WMC. En exterieur : jardin clos avec portail, terrasse de 20 m2, et 8 m2 ,abri de jardin, stationnement pour 3 vehicules. La classe energie est notee D pour une consommation energetique



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annuelle de 238 kWh/m<sup>2</sup>. Quant a la classe climatique, cette derniere est notee B, ce qui implique de faibles emissions de gaz a effet de serre (chiffre annuel : Kg CO<sub>2</sub>/m<sup>2</sup>). Le montant estime des depenses annuelles d'energie pour un usage standard s'eleve entre 1 510 euros et 2080 euros . L'École Primaire du Bout de la Mer a moins de 100 m. L'autoroute A84 est accessible a moins de 14 km. Pour vos loisirs, vous pourrez compter sur un tennis, des centres equestres et de nombreux chemins de randonnee dans les environs. On trouve aussi deux restaurants, trois paillottes, une epicerie, un bar/tabac, une boulangerie. Honoraires TTC a la charge de l'acquireur.

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)

## **Algemeen**

Slaapkamers:

3



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.159.941

