



## Cottage With Courtyard, Ideal Holiday Home



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 44,900

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Ambrieres-les-Vallees
Postcode:	53300
Geplaatst:	22-10-2024

### Omschrijving:

**REDUCED in price** - Cottage With Courtyard, Ideal Holiday Home, for sale in the heart of Ambrieres-les-Vallees, solid stone built house of 106 m<sup>2</sup>, a great location in the village just short walk from / to the Butcher's, Boulangerie, mini-supermarket, Post Office, Bar / Tabac, restaurants, banks and even a vet surgery, as well as a walk down the hill to the Varrene river with picturesque breakwater and grass to lay your blanket down for a picnic, a lovely village with a just-out-of-village leisure park with swimming pool and river side activity centre, property including:

- Ground floor: an entrance (6.9 m<sup>2</sup>), a dining room (23.3 m<sup>2</sup>), a storage room (19.21 m<sup>2</sup>), a kitchen (14.14 m<sup>2</sup>), staircase clearance (4.64 m<sup>2</sup>) and a laundry area (5.75 m<sup>2</sup>).
- Upstairs: a landing room (16.7 m<sup>2</sup>), a first bedroom (10.3 m<sup>2</sup>), a second bedroom (10.4 m<sup>2</sup>), a third bedroom (13.5 m<sup>2</sup>), a storage room (18.9 m<sup>2</sup>) and a bathroom water with shower cabin, sink and WC (6 m<sup>2</sup>).
- A convertible attic floor
- Front court



Living area (m2): 106 m2  
Land area: 156 m2  
Number of bedroom(s): 3  
Number of rooms: 5  
Number of levels: 2  
Heating method: Oil  
Heating type: Radiator  
Heating format: Central  
Year of construction: 1948

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  
Badkamers: 1  
Lot Afmeting: 156 m<sup>2</sup>

### Utility details

Heating: Ja

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.195.422

