



## Glorious Town House with Landscaped Garden



### 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
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 559,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50300
Geplaatst:	17-12-2024

### Omschrijving:

Located in the heart of Avranches, with all shops, schools and services in the immediate vicinity, superb 19th century bourgeois house in very good condition of approximately 265 m<sup>2</sup> of living space and composed as follows:

- Basement: and garden level: room with fireplace, laundry room, boiler room, cellar.
- Ground floor: facing street: entrance and cupboards, landing/vestibule, office (or bedroom), WC, dining room and living room with fireplace, equipped and fitted kitchen , pantry/back kitchen.
- First floor: landing, a large bedroom with dressing rooms and private bathroom, another large bedroom with private bathroom, a bedroom with cupboards and water point.
- Second floor: landing, 2 large bedrooms, a bathroom and WC, a laundry room.
- Above: a games room or bedroom with storage.

Wooden terrace with access to walled garden with well.

All on land of approximately 380 m<sup>2</sup>.



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Boxed garage in the immediate vicinity. Possibility of an additional garage for rent.

Aerothermal heating, centralised aspiration.

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.

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## **Algemeen**

Slaapkamers: 6  
Badkamers: 3



Lot Afmeting: 380 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.574

