



Detached Country House with Swimming Pool



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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Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 425,000

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	50170
Geplaatst:	20-01-2025
Omschrijving:	

Magnificent property located 5 minutes from Pontorson (schools, shops and train station), close to the coast. With more than 5000m² of land, it offers a heated swimming pool and a meadow. The house of approximately 280m², built in 1971 and brought up to date is presented as follows:

- Ground floor: Entrance, living room of more than 50m², fitted and equipped kitchen which opens onto a conservatory of 27m², 2 bedrooms, toilet, and on a part which can be independent you will find 3 offices (20m² / 7m² / 15m²) which can easily be considered as bedrooms.

- Upstairs: 5 bedrooms, a bathroom with toilet and an office.

Full basement.

Electric gate with videophone.

Aerothermal heating with Air & Water heat pump.

The energy class is rated D for an energy consumption of 225 kWh/m²/year. As for the climate class, the latter is rated C (around 16 Kg CO₂/m²/year).

The estimated amount of annual energy expenditure for standard use is between 3,100 euros and 4,260



euros.

Average energy prices are indexed for the year 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.

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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: 9
Badkamers: 2



Lot Afmeting: 5000 m²

Utility details

Heating: Ja

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.591.483

