



Former Farm House with Outbuildings



Agent Info

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Experience since:	
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Specialties:	
Property Type:	Apartments, Houses
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Listing details

Property for:	Sale
Price:	EUR 211,000

Location

Country:	France
ZIP code:	50870
Posted:	May 20, 2024

Description:

REDUCED in price - Stone house with great potential to create 1 to several guest Gites, currently comprising:

- Ground floor: Entrance hall, fitted kitchen and equipped and fireplace (insert), living room, cloakroom / dressing room, large room used as laundry/boiler room and WC.

Adjoining rooms/cellars and attic to be converted.

- Upstairs: landing, 3 bedrooms, bathroom and WC.

- Rooms to be converted accessible by another staircase.

Convertible attic above.

Outbuilding for storage use, garage/hangar, other outbuilding.

Well, garden with fruit trees.

Land with an area of approximately 4318m² including a buildable part Mains drainage.



The energy class is rated E for an annual energy consumption of 279 kWh/m². In terms of greenhouse gas emissions, the climate class is also rated E (around 62 Kg CO₂/m²/year).

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.

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For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Common

Bedrooms: 3



Bathrooms: 1
Lot Size: 4318 sq m

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.754.140

