



## Detached Country House with Outbuilding



### Agent Info

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

### Listing details

Property for:	Sale
Price:	EUR 630,900

### Location

Country:	France
ZIP code:	14410
Posted:	Nov 05, 2024

### Description:

In a magnificent setting, in the countryside but also just a few minutes from town, come and discover this beautiful charming manor house in the heart of a magnificent park of almost 5 hectares. Majestic and century-old trees within the property bring even more charm to this property. The surface area of the house will seduce you with its 334m<sup>2</sup> and will allow you to arrange it according to your desires, the house requires an interior refresh.

The 2 outbuildings provide additional development potential.

The heating system is oil-fired.

The energy class is rated G for an annual energy consumption of 368kWh/m<sup>2</sup>. In terms of greenhouse gas emissions, the climate class is rated F (90Kg CO<sub>2</sub>/m<sup>2</sup>/year).

Do not hesitate to contact us for a first visit to this property.

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 Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

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)

## **Common**

Bedrooms:	5
Bathrooms:	2
Lot Size:	50000 sq m

## **Utility details**

Heating:	Yes
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## **Lease terms**

Date Available:	
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**Contact information**

IMLIX ID:

IX6.309.862

