



## Detached Country House with Bundles of Character



### 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
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	EUR 155,000

### Location

Country:	France
ZIP code:	50800
Posted:	Nov 19, 2024

### Description:

For Sale in Saint-Pierre-du-Tronchet, in a quiet and green setting, at the outskirts of Villedieu-les-Poeles (5 minutes by car), charming stone house covered with natural slates of 95 m<sup>2</sup>, 4 bedrooms including a master suite. It is composed as follows:

- Ground floor: entrance, kitchen / dining room, living room with fireplace, toilet, one bedroom.
- Upstairs: landing serving two bedrooms, studio (or master suite) to finish renovating with kitchen, bathroom and toilet.
- Outside: cellar and terrace. Heat pump heating by aerothermal energy (hot and cold), thermodynamic tank, double-glazed PVC frames.

DPE energy class C index (174 kWh/m<sup>2</sup>/year) and climate class A index (5 Kg CO<sub>2</sub>/m<sup>2</sup>/year).

Estimated amount of annual energy expenditure for standard use: between 1083 euros and 1465 euros per year. Average energy prices indexed for the year 2021 (subscriptions included).

To visit this property or obtain more information, contact the us today.



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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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

### **Common**

Bedrooms: 4  
Bathrooms: 2  
Lot Size: 1000 sq m

### **Utility details**



Heating:

Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.400.173

