



## Property For Sale



### Agent Info

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

### Listing details

Property for: Sale  
Price: EUR 528,000

### Location

Country: France  
ZIP code: 14800  
Posted: Nov 19, 2024

### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

Rare sur le secteur, PLAIN-PIED ! Idealement situee, a proximite immediate de la place Morny, de la gare, de la mer et des commerces, ensemble de deux maisons edifiees sur une parcelle de 260 m2 bien exposee. La premiere maison, d'une superficie d'environ 50 m2 est composee comme suit : Un sejour lumineux ouvrant sur terrasse exposee plein sud, une cuisine americaine amenee et equipee, une chambre et une salle de douches avec WC. La seconde, d'une superficie d'environ 37 m2 comprend un sejour, une cuisine americaine amenee et equipee, une chambre ouvrant sur terrasse, une salle de douches avec WC et rangement. Les deux maisons peuvent etre raccordees. Possibilite d'agrandissement ! Au sujet du stationnement, on peut aisement garer 2 vehicules dans la cour. Les + de ce bien : De



PLAIN-PIED / 2 maisons / Proche de tout / Au calme / Rare a la vente. Dans un quartier calme, la maison est proche de toutes commodites : elle se situe a 500 metres des commerces et a cinq minutes des ecoles. On trouve l'École Élémentaire Fracasse et le College Charles Mozin a moins de 10 minutes a pied. Cote transports en commun, il y a la gare Trouville-Deauville dans un rayon de 1 km. L'autoroute A132 et l'aéroport Deauville-St-Gatien sont accessibles a moins de 10 km. Le cinema Le Morny vous accueille a proximite du logement pour vos loisirs, tout comme une bibliotheque. On trouve aussi des restaurants, des commerces, des boulangeries, deux supermarches, des poissonneries et des epiceries. Toutes les semaines, le marche Place du marche anime le quartier.

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: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.400.251

