



## Beautifully Appointed House in Coastal Location



### Agent Info

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Experience since:	
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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 182,000

### Location

Country:	France
ZIP code:	50350
Posted:	Dec 17, 2024

### Description:

Located 250 m from the shops and 350 m from the sea, Immobilier offers you this Town House, built in stone, semi-detached on one side, with 3 rooms (38 m<sup>2</sup> living space - 48 m<sup>2</sup> on the ground), comprising:

- Ground floor: garage (28 m<sup>2</sup>), cellar (19 m<sup>2</sup>) and shed (4.35 m<sup>2</sup>).
- First floor: landing serving a living room open to a kitchen, two bedrooms and a bathroom with WC.

The house is equipped with radiators powered by electricity.

In a quiet area, the house is close to all amenities: this house is less than a minute from the shops and five minutes from the schools.

There is the A. Levaufre Primary School less than 10 minutes away on foot. In terms of public transport, the Granville train station is less than 10 minutes away by car.

You will find two tennis courts and a library in the surrounding area.

There are also restaurants, shops, two bakeries, a post office, a grocery store and two butchers.



Energy and its consumption are now purchasing factors that must be taken into account. This house has an energy class E which results from an energy consumption of 314 kWh/m<sup>2</sup>/year. The climate class is rated B, which represents low greenhouse gas emissions (annual figure: 10 Kg CO<sub>2</sub>/m<sup>2</sup>). The estimated amount of annual energy expenditure for standard use is between 960 euros and 1,340 euros. Average energy prices are indexed to 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.

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: IX6.509.419

