



## Detached House with Large Garden



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 99,000

### Location

Country:	France
ZIP code:	50300
Posted:	Dec 17, 2024

### Description:

REDUCED in price - Quiet location for this 4-room house of 73 m<sup>2</sup> living space and 1,689 m<sup>2</sup> of land in Ponts (50300).

- Ground floor: there is an entrance, a living room of 18 m<sup>2</sup>, a furnished kitchen and a utility room.

- Upstairs: there are three bedrooms from 10 m<sup>2</sup> to 13 m<sup>2</sup> and a bathroom.

This house has radiators powered by electricity. An attic and a cellar of 20 m<sup>2</sup> complete the 4 rooms of this house. It includes equipment such as roller shutters, double-glazed PVC windows and fibre optic broadband.

It is an independent house built in 1900.

The exterior of the house is in good condition but the interior will require renovation.

Regarding your vehicle, it has a garage and two parking spaces. In a quiet area, the property is close to all amenities: this house is two minutes from shops and seven minutes from schools. In terms of public transport, there is Avranches train station less than 10 minutes by car.



There is access to the A84 motorway 1 km away.

There is a store nearby.

This is a dwelling with excessive consumption: the energy class of this house is rated G and the climate class, C (494 Kg CO<sub>2</sub>/m<sup>2</sup>/year). The amount of annual energy expenditure for standard use is estimated between 1,980 euros and 2,720 euros. Average energy prices are indexed to the year 2021.

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: 3



Bathrooms: 1  
Lot Size: 1689 sq m

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.509.577

