



## 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:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	EUR 279,990

### Location

Country:	France
ZIP code:	14210
Posted:	Feb 03, 2025

### 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.

Belle maison de 123 m<sup>2</sup>, située sur un terrain de 609 m<sup>2</sup>, idéale pour une famille. Des l'entrée, vous serez séduit par sa grande pièce de vie de 50 m<sup>2</sup>, comprenant une cuisine aménagée et équipée ouverte sur le salon-sejour. Cet espace, baigné de lumière grâce à son exposition plein sud et sa double orientation sud-ouest, offre une ambiance chaleureuse et conviviale. La maison dispose de trois chambres : deux au rez-de-chaussée, respectivement de 12 m<sup>2</sup> et 10 m<sup>2</sup>. Vous trouverez également un dressing de 9,60m<sup>2</sup> qui donne accès à une salle d'eau avec double vasque. À l'étage, vous trouverez une troisième chambre de 20m<sup>2</sup>. Une véranda vient compléter les espaces de vie, vous permettant de profiter du jardin en toute saison. Côté extérieur, cette propriété offre de nombreux atouts pratiques : un garage, un double carport et un abri en bois. Un autre point fort de cette maison est son potentiel d'aménagement : les combles peuvent être aménagés selon vos envies, pour créer des pièces supplémentaires. Située dans un environnement calme et agréable, proche des commodités, cette maison combine confort, fonctionnalité et potentiel.



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**

Lot Size: 609 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.631.436



IMLIX

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<https://www.imlix.com/>

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