



Contemporary Detached House by the Coast



Agent Info

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Specialties:
Property Type: Apartments, Houses
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Listing details

Property for: Sale
Price: USD 339,254.9

Location

Country: France
State/Region/Province: Brittany
City: Roz-sur-Couesnon
ZIP code: 35610
Posted: Apr 14, 2025

Description:

We offer this very bright, single-story timber-frame house built in 2012 in the coastal town of Roz-sur-Couesnon, less than 10 minutes from Pontorson and Dol-de-Bretagne. It includes an entrance hall with built-in cupboards, a fitted kitchen opening onto the dining room, a pantry, a living room, a hallway leading to a bathroom, a separate toilet, and four bedrooms, including a master bedroom with its own shower room, dressing room, and toilet.

An attached garage with an electric door. South-facing terrace.

Energy, consumption, and greenhouse gas emissions are key factors to consider when planning a purchase.

The energy rating is C, with an annual energy consumption of 144 kWh/m². The climate class is rated A, indicating a very low rate of greenhouse gas emissions (annual figure: 4Kg CO₂/m²). The amount of annual energy expenditure for standard use is estimated between 1600 euros and 2210 euros.

Want to know more about this house for sale? Contact us today.



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 Ile-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

Common

Bedrooms:	4
Lot Size:	350 sq m

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.805.667

