



## Property For Sale



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 245,500

### Localização

Country:	França
CEP:	50530
Adicionado:	27/01/2025

#### Informação adicional:

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.

MAISON 5 PIÈCES AU CALME A vendre : a 7 km de la mer, venez decouvrir a SARTILLY BAIE BOCAGE (50530) cette maison de 7 pieces au calme d'environ 110 m2. C'est une maison en pierre, en parfait etat. Elle est situee dans le bourg de SARTILLY. Elle se compose au 1er etage: une terrasse, veranda, patio avec cuisine d'ete. Un salon/sejour avec cheminee (insert), une cuisine ameenagee equipee, un wc . A l'etage: trois chambres dont deux avec placard , une salle d'eau et un wc. Au rez-de-chaussee, on y trouve un grand garage, une cour et un abri. Cette maison est equipee de radiateurs fonctionnant par athermie, ainsi qu'une VMC a double flux. Elle comprends d'autres equipements comme la fibre, des



volets roulants et des fenetres en pvc double vitrage. Dans un quartier calme, elle est proche de toutes commodites : elle se situe a moins d'une minute des commerces et a une minute des ecoles. Il y a quatre etablissements scolaires a moins de 10 minutes a pied. Cote transports en commun, on trouve les gares Avranches et Folligny a moins de 10 minutes en voiture. La nationale N175 est accessible a 10 km. Pour vos loisirs, vous pourrez compter sur deux tennis a proximite. Il y a egalement un restaurant, deux boulangeries, des commerces, un supermarche, une superette et deux boucheries. Si vous envisagez d'acheter, il convient d'avoir a l'esprit le bilan energetique du bien. En ce qui concerne la classe energie, la notation est E (258 kWh/m<sup>2</sup> annuels), pour ce qui est de la classe climat, la note attribuee est B (8 Kg CO<sub>2</sub>/m<sup>2</sup>/an). Les frais d'agence sont a la charge du vendeur. Copropriete de 10 lots (Pas de procedure en cours).

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)



## **Comum**

Quartos de dormir: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.620.650

