



## Detached Country House by the Coast



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 604,869.52

### Местоположение

Страна:	Франция
Почтовый индекс:	50380
Добавлено:	02.09.2024

#### Описание:

Near the sea (450 m) - For sale in the small coastal town of Saint-Pair-sur-Mer (50380): 7-room house of 136.7 m<sup>2</sup> and 491 m<sup>2</sup> of land with garden.

- Ground floor: there is an entrance hall, a large double living room of 29 m<sup>2</sup>, three bedrooms of 9 m<sup>2</sup> to 12 m<sup>2</sup>, a dressing room and a shower room.

- Upstairs: there are two bedrooms of 7 m<sup>2</sup> and 8 m<sup>2</sup>, a games room and a bathroom.

In the annex, an attic, two parking spaces and a terrace (20 m<sup>2</sup>).

Roller shutters.

Sea view.

Good general condition.

Quiet area.

Ten minutes away: train station (Granville), schools, restaurants, bakeries, shops, fishmongers, mini-



market and post office.

National road N175 20 km away.

English Channel 3 km away.

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.

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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)

Состояние: Good



## Общие

Спальни: 5  
Ванные комнаты: 2  
Площадь участка: 491 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.052.492

