



## Property For Sale



### 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
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 315,075.55

### Местоположение

Страна:	Франция
Почтовый индекс:	50210
Добавлено:	12.11.2024

#### Описание:

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 CONTEMPORAINE - AU CALME- A 10 min du centre ville de COUTANCES (50) immobilier vous presente cette maison contemporaine situee a proximite des commodites du bourg de OUVILLE (50210), a 16 km de la mer. Maison contemporaine construite en 2010, elle dispose au rez de chaussee: une entree avec placards, d'un bel espace a vivre compose d'une cuisine amenee et equipee, d'une grande salle a manger, et d'un salon. Elle dispose egalement d'une vie de plain pied avec chambre et salle d'eau, wc. A l'etage: un degagement avec coin bureau, 3 chambres, salle de bain, wc. Un chauffage au sol electrique est installe au rez de chaussee. Elle est en tres bon etat general. Vous trouverez egalement un garage avec porte electrique avec coin buanderie. Un abri voitures pour 2 vehicules ,un



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atelier et un grenier pour davantage de stockage. Une grande terrasse et un joli jardin clos sans vis a vis pour profiter de s'y detendre au beaux jours, avec cour bitumee et portail electrique. Le terrain du bien est de 1 400 m2. Cette maison comporte des equipements comme des volets roulants, des fenetres en pvc double vitrage. La maison se trouve dans un quartier calme. L'École Primaire Ouville est implantee a moins de 10 minutes a pied. Niveau transports en commun, il y a la gare Coutances a moins de 10 minutes en voiture. La nationale N174 est accessible a 19 km. On trouve un tennis et une boulangerie a proximite. L'energie et la consommation deviennent des facteurs d'achat importants. Cette maison affiche une classe energetique C qui decoule d'une consommation energetique de 133 kWh/m2/an. La classe climatique est, quant a elle, notee A, representant un taux tres faible d'emissions de gaz a effet de serre (4 Kg CO2/m2/an). Le montant estime des depenses annuelles d'energie pour un usage standard s'eleve entre 1 030 euros et 1 460 euros. Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Venez vite decouvrir cette maison en prenant RDV avec votre agence immobiliere Coutances.

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)

## **Общие**

Спальни: 4

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.385.323

