



## 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:	EUR 243,350

### Местоположение

Страна:	Франция
Почтовый индекс:	50760
Добавлено:	20.01.2025

#### 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.

EXCLUSIVITE - Maison de 4 pieces en plain-pied. Ce pavillon de 1983 (et recemment renove) est plein d'atouts et situe a moins de 10 minutes de Barfleur, de Quettehou et de St Vaast. Une cuisine fonctionnelle (amenee et equipee), une piece a vivre donnant sur la grande terrasse (sud/ouest), 3 chambres, une salle d'eau et wc independants. Le garage attenant est grand et equipe d'une arriere-cuisine/buanderie. Le grenier au-dessus optimise les possibilites de rangement, voire d'amenagement d'une nouvelle piece (sous reserve autorisation d'urbanisme). Les extérieurs ont ete pensés en alliant le pratique et l'agrement : une grande cour facile d'entretien permet un stationnement propre et donne acces aux dependances a l'arriere (cellier et preaux). Trois espaces paysages et, pour ceux qui ont la main



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verte, un 4eme espace bien abrite, parfait pour un potager. En bref, si vous avez besoin d'une maison nette, fonctionnelle et pas tres eloignee des commerces et services, celle-ci est parfaite ! Plus d'informations en contactant votre Agence Letellier - Le Roux a Saint Vaast. Montant estime des depenses annuelles d'energie pour un usage standard : entre 1 880 euros et 2 590 euros par an. Prix moyens des energies indexes sur les annees 2021, 2022 et 2023 (abonnements compris) 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). (5.80 % honoraires TTC a la charge de l'acquireur.)

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:

3



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.591.423

