



## Cottage with Garden, Ideal Holiday Home



### Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Web sitesi:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 108,000

### Konum

Ülke:	France
Posta kodu:	50180
Yayınlandı:	05.11.2024
Açıklama:	

Lovely small semi-detached town house. Located in the commune of Lambeaux, in a quiet location, with all shops, schools and transport nearby. Ideal for a first purchase or an investor. The house is currently rented until April 2025.

On a plot of approximately 116 m<sup>2</sup>, discover this house composed on the ground floor: a living room open to the kitchen, a laundry room, a bathroom, the toilet is separate.

Upstairs there are two bedrooms.

Outside, you will find a courtyard.

Date of completion of the energy diagnosis: 03/20/2024 Primary energy consumption: D 232 kWh/m<sup>2</sup>/year Of which greenhouse gas emissions: B 7 kg CO<sub>2</sub> /m<sup>2</sup>/year Estimated amount of annual energy expenditure for standard use: between 820 euros and 1160 euros per year. Average energy prices indexed for the year 2021 (subscriptions included).

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.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Genel Bilgiler**

Yatak odası: 2  
Banyo: 1

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.309.821



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