



## Detached Country House with Open Views



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 224,500

### Konum

Ülke:	France
Posta kodu:	50750
Yayınlandı:	17.12.2024
Açıklama:	

Detached Country House with Open Views. It offers a large double living/dining room of 39 m2, four bedrooms of 12 m2 to 20 m2 including 1 on the ground floor and a fitted and equipped kitchen. It also offers a bathroom, a shower room and two toilets. It is equipped with electric radiators. Single-storey living possible. Enjoy even more space thanks to a terrace and a garden.

The land of the property extends over 5,200 m2.

This house is equipped with double-glazed PVC windows and fibre optic broadband internet connection.

This is a one-story house dating from 1976, beautiful volumes, of good standing. It is in good general condition despite an interior requiring to be refreshed.

For your vehicle, it has several parking spaces. The house is located one minute from local shops.

On the public transport side, there is a train station (Saint-Lo) less than 10 minutes away by car. The N174 national road is accessible 1 km away.

There are two restaurants and a shop just a few minutes away.

If you are considering buying, it is imperative today to take into account the energy and consumption of



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the property. This house has an energy class D (232 kWh/m<sup>2</sup>/year). The climate class is rated B, which represents a low rate of greenhouse gas emissions (annual figure: 7 Kg CO<sub>2</sub>/m<sup>2</sup>). The amount of annual energy expenditure for standard use is estimated at between 1,940 euros and 2,200 euros in 2021.

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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## **Genel Bilgiler**

Yatak odası: 4  
Banyo: 2



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

Arazi Büyüklüğü:

5200 m2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.509.380

