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Tranquil living in the heart of Normandy (Virtual Video)

Gathemo , **Manche** , **Normandy**



€158,600

inc. of agency fees

2 Beds 1 Baths 70 sqm 800 sqm

This brand-new property in the Normandy countryside has been designed for superior energy efficiency, reducing energy bills and minimising its environmental impact.

At a Glance

Reference MFH-NB251003

Near to Vire

Price €158,600

Bed 2

Bath 1

Hab.Space 70 sqm

Land 800 sqm

Pool No

Land Tax €600.00

Property Description

This brand new, turnkey property in the Normandy countryside is an exceptional opportunity for those seeking a high-quality home with no further work required—all at an amazing value of €158,600. Built to meet the latest RE2020 standards, this home is designed for superior energy efficiency, reducing energy bills and minimising its environmental impact. With an estimated heating and hot water cost of just €35 per month, you'll enjoy both comfort and savings year-round.

This home benefits from a fixed-price contract and guaranteed construction timelines, ensuring full financial transparency and no unexpected costs. The build is covered by a 10-year structural guarantee that provides peace of mind by covering any potential structural issues.

The Accommodation

The ground floor

- **Spacious, open-plan living area:** Designed for comfort with ample natural light and customisable kitchen finishes.
- **Choice of bedrooms and bathrooms:** Tailor the layout to suit your needs with 2 to 5 bedrooms and a flexible bathroom arrangement.
- **Energy-efficient design:** Built to RE2020 standards, ensuring reduced running costs and environmental impact.

Outside

- **Private, detached plot:** Each home is set on a secluded, late plot, ensuring complete privacy.
- **No direct neighbors:** Enjoy an unobstructed setting with no overlooking properties, perfect for relaxation and outdoor living.
- **Spacious garden area:** Ample space to personalise with landscaping, a terrace, or even a pool.

Additional Information

- **Brand new turnkey home:** Move in with ease; everything is ready and finished to the highest standards.
- **Customisation Options:** Available in 2- to 5-bedroom layouts, each build can be personalised to suit your lifestyle and requirements.
- **10-year structural guarantee:** Peace of mind with Dommage Ouvrage insurance included, ensuring quality and durability.
- **Energy-efficient build:** Compliant with RE2020 standards, offering low monthly heating costs around €35.

The Area and Access

- **Convenient access to major towns:** Only 10 minutes from Vire and an hour from Caen, providing ample shopping, dining, and amenities.
- **Close to ferry connections:** Easy reach to ports for travel to the UK, making it ideal for frequent trips or visits from family and friends.
- **Beautiful Normandy coast nearby:** Enjoy the stunning beaches just 40 km away for relaxation, walks, and seaside activities.

For further information or to explore the possibilities of owning this high-quality new build, please reach out, this is an incredible offer in the scenic village of Gathemo.

Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	
Is near the Coast?	✓

And Before You Ask

Exposure:	South
Condition:	Immaculate
	Reversible
Heating System:	heating system
Condition of Roof:	New
	Connected
Drainage:	to mains town system
Property Tax:	€600.00
Land Tax:	€600.00

Summary

Property type:	House
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€158,600

Key Information

Year Built:	2024
Internal Area:	70 sqm
Land Area:	800 sqm
Floor:	1

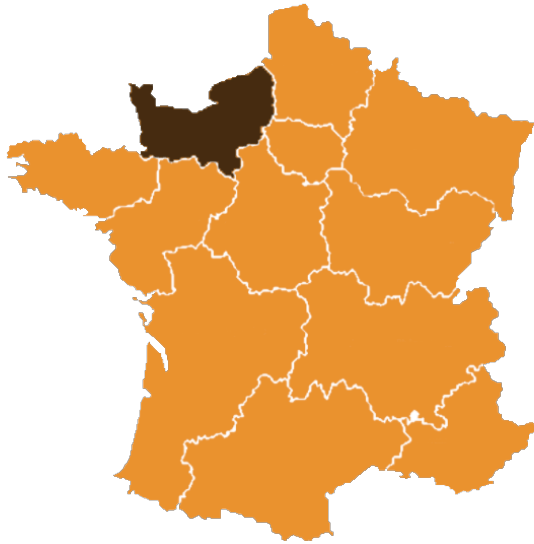
Property Features:

- Choice of 2-4 Bedroom
Layouts: Flexible space for families or couples
- Spacious Open-Plan Living Area: Designed for comfort and natural light
- Fully Fitted Kitchen: Modern appliances and ample storage
- Energy-Efficient Construction: Built to RE2020 standards for lower energy bills
- Customizable Finishes: Options for flooring
- decor
- and personal touches

Has a Garden Yes

Has Air
Conditioning? Yes

Location: Normandy



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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