

# ANTONY VESQUE IMMOBILIER

213 800 €

Buying house

5 rooms

Surface : 115 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 1400 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud ouest

View : Jardin

Hot water : Fuel

Inner condition : a refresh

External condition : good

Couverture : slate

Amenities :

fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

1 terrace

1 shower

2 WC

2 garages

2 parkings

Legal information

213 800 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 827 Coutances

Exclusively, Antony Vesque Real Estate presents this bright house, all on one level, just 5 minutes from COUTANCES, set in a peaceful environment. The house offers generous spaces, with its fitted and equipped kitchen open to the living room and dining area, featuring a wood-burning fireplace insert, one bedroom, and a toilet. Upstairs: three large bedrooms, each with plenty of built-in wardrobes, a shower room with toilet. An attic, accessible via a retractable staircase, provides additional storage space. A basement garage with a high ceiling gives you a comfortable workspace or storage area, as does its carport of approximately 50 m<sup>2</sup>. South-facing terrace, double glazing, oil boiler. All set on a beautiful plot of approximately 1,400 m<sup>2</sup>, low maintenance, fully fenced and wooded. Energy rating: D Ref.: 827 Price: 213,800 euros, seller's fees included. File available on request from Arnaud Méar Risks related to this property can be found...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2030 and 2780 € (reference year 2021,2022,2023)  
Document non contractuel - 18/11/2025



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SIRET 80798191800026 - Carte Professionnelle CPI 50022017000015664

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