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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

<b>Reference</b>	MFH-NB251003	<b>Near to</b>	Vire	<b>Price</b>	€158,600
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	70 sqm
<b>Land</b>	800 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€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
Heating System:	Reversible heating system
Condition of Roof:	New
Drainage:	Connected 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

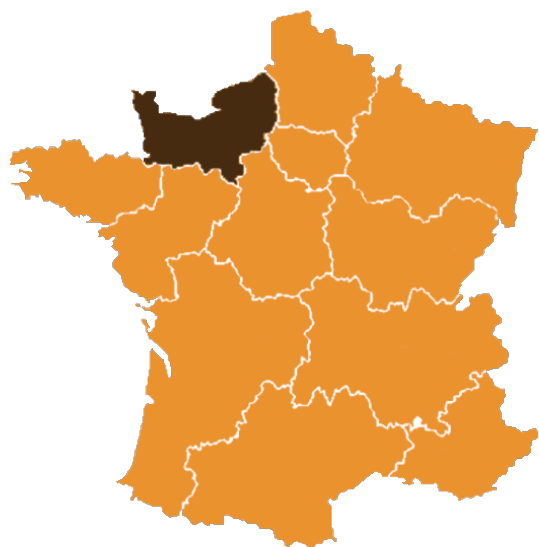
Year Built:	2024
Internal Area:	70 sqm
Land Area:	800 sqm
Floor:	1

### Property Features:

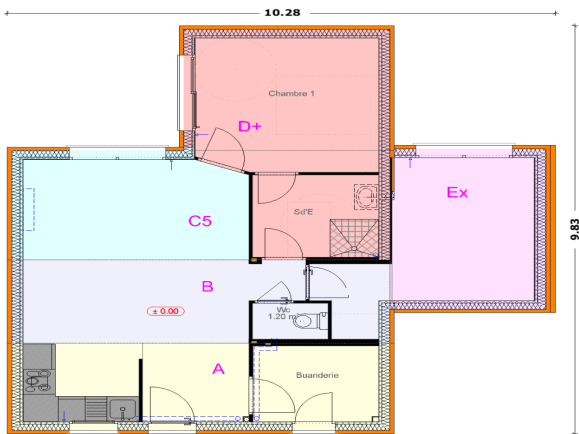
- Choice of 2-4 Bedroom Layouts: Flexible space for families or couples
- Spacious Open-Plan Living Area: Designed for comfort and natural light
- Fully Fitted Kitchen: Modern appliances and ample storage
- Energy-Efficient Construction: Built to RE2020 standards for lower energy bills
- Customizable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

Has a Garden	Yes
Has Air Conditioning?	Yes

**Location: Normandy**



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**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.

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