

Great potential with this 2 bed cottage with good size outside space and 5 minutes from a local village.

EXCLUSIVE



INFORMATION

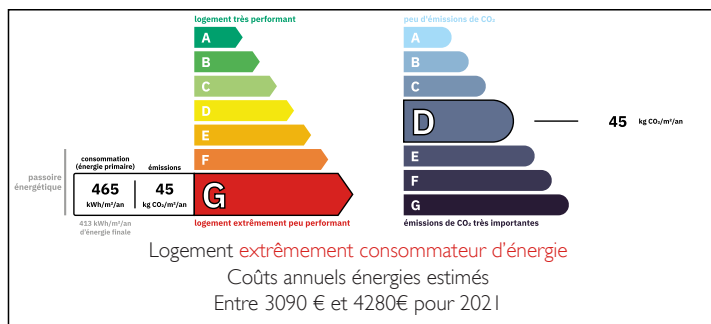
Town:	Le Teilleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	980 m2

IN BRIEF

This country cottage has been loved and used as a second home for many years. Though habitable the property is in need of works allowing you to stamp your mark on it. Good size south facing garden and parking space.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

You enter into a hallway (4.2) that has space for coats and shoes. This leads into the kitchen (18m²). There are several fitted cupboards and free standing furniture all surrounding the traditional Esse stove in the fireplace. The living room (32m²) has a central woodburning stove which along with the cathedral ceiling and original oak beams, give lots of character. To the first floor there are 2 bedrooms (9m², 9.8m²), the bathroom room (4.1m²) includes a bath with overhead shower, wash basin and wc.

Outside there is a good size garden that is full of established trees and shrubs. The property comes with private parking.

Minutes from Le Teuilleul and Desertines. Situated in a small hamlet surrounded by fields.

1 hour to the coast and 1 hour 50 minutes to the nearest ferry port.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES