

## Spacious and charming stone property in village centre



## INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	2
Floor:	117 m <sup>2</sup>
Plot Size:	204 m <sup>2</sup>

## IN BRIEF

This spacious and bright village property is situated in the centre of Le Teilleul, in the South Manche part of Normandy. It has a small courtyard garden and an adjoining garage.

The ground floor comprises: an entrance hall leading into a smart fitted and equipped kitchen opening onto a dining area with a wood burner.

Living room with French doors leading out onto the paved courtyard garden.

Utility room/boiler room

Downstairs cloakroom

First floor: landing leading to two double bedrooms and a bathroom with a shower over the bath.

Second floor: third bedroom with an ensuite shower room with WC

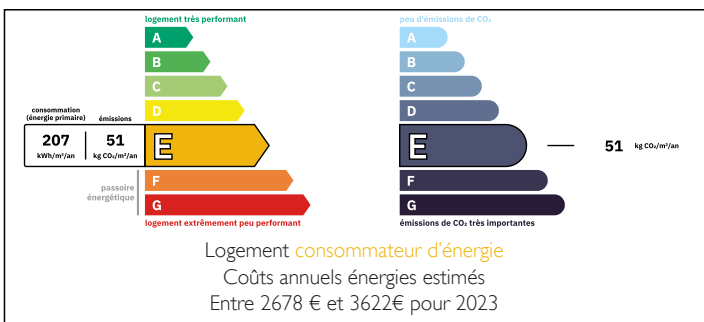
This property benefits from oil-fired central heating plus a log burner.

It has mains drainage.

Walking distance to shops and amenities.



## 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

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It is a one-hour drive from the coast and beaches, and sits midway between the popular market town of St Hilaire du Harcouet and the medieval town of Domfront (approximately 20 minutes from each town).

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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