

Semi-detached two home rural property in over a hectare close to Le Teilleul.



## INFORMATION

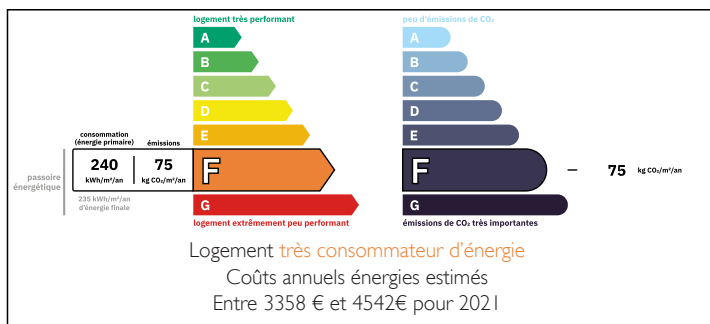
Town:	Le Teilleul
Department:	Manche
Bed:	6
Bath:	2
Floor:	177 m2
Plot Size:	11338 m2



## IN BRIEF

A generously proportioned property with six bedrooms shared between two houses in over a hectare of land. A rural location 6km from Le Teilleul with amenities. This property offers generous outbuildings, providing useful storage and a large courtyard offering parking for several vehicles. The land could be used for animals or horses and not forgetting the small lake onsite. If it is storage that you need this property offers that in spades, with garage and workshop space as well as housing for animals. Ferries and airports within two hours. Rennes airport and Caen Ouistreham 88km, St Malo 90km, Mont St Michel 52km.

## 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.



## LOCAL TAXES

Taxe foncière: 611 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Set down a no-through lane, the setting is rural but not isolated.

Entering the large courtyard the houses are to your right and a large stone built barn with a wood clad open hangar to the rear.

House 1.

You enter into a good sized, light kitchen of 18m<sup>2</sup>. To your left is a 5m<sup>2</sup> shower room and separate WC. To your right off the kitchen is the 29m<sup>2</sup> living room with fireplace. To the back of the living room is a utility area with a door leading to the rear garden/paddock.

First-floor.

Here you find three bedrooms of 6m<sup>2</sup>, 13.5m<sup>2</sup> and 16m<sup>2</sup>. Flooring here is solid wood.

Second-floor.

A large attic with fibreglass insulation under eaves with a 32m<sup>2</sup> footprint.

Basement.

This property has a large basement area that comprises a 21m<sup>2</sup> garage, an 18m<sup>2</sup> cave and a 13m<sup>2</sup> boiler room where you find the oil fired central heating boiler and oil tank as well as the electrical consumer unit and meter.

House 2.

To the rear of the first property you find a second home with rental potential or for use as a granny annex.

Ground-floor.

You enter into a basic kitchen diner.ing space, opening onto a living room with access to the outside. This room is around 32.5m<sup>2</sup>.

First-floor.

Here you find three double bedrooms two of which are around 16m<sup>2</sup> and the third bedroom 12m<sup>2</sup>. On this floor there is a 5m<sup>2</sup> bathroom and a separate WC.