

Wood framed detached house with stone house to renovate close to Le Teilleul in 2.5 hectares of land.



INFORMATION

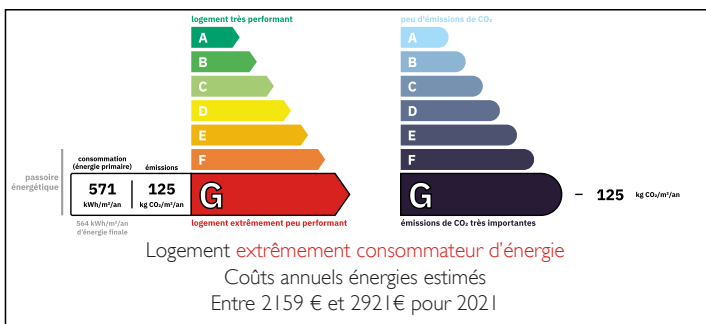
Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	61 m2
Plot Size:	25230 m2



IN BRIEF

A detached three bedroomed wood framed house requiring work, all on one level with generous outbuildings as well as an old stone house to renovate in over 6 acres of land. Ideal for horse or animal lovers. Both houses need work, but the spot is glorious with flat land and housing for animals. Le Teilleul with amenities is around 1.4km away. Saint Malo 101km. Rennes Airport 96km and Caen Ouistreham 117km. A must view property with so much potential

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 habitation: EUR

NOTES

DESCRIPTION

Set back from a no-through lane, the property is hidden away.

House 1 - wood framed

You enter into a roomy open plan 22.4m² kitchen/diner/living space. Off here you find three bedrooms of 13.6, 13.8 and 7.5m² as well as a 3.8m² shower room. All the accommodation is on the ground floor with an attic area above. In the basement there is the oil fired central heating boiler. It provides useful storage and covers the footprint of the house.

Outside.

There is a garage type structure to the side of the house as you approach it as well as another small stone outbuilding hidden in trees. There is a garden area to the rear of the house that leads out on to the land where you find some flat grazing and numerous fruit trees.

House 2 - in stone

This building is to renovate, but it has the potential to be a beautiful home. At present there is a good sized room on the ground floor with a large attic space above. There is an old stable and lean^to to the side. Tucked away you would hardly know the building is there.

Outside.

This stone building could be separated from the other house. The grounds offer mature trees and the potential for a more formal garden as well as the grazing land that would be ideal for horses or other animals. All this in a rural hamlet setting.

Early viewing is...