

Attractive town centre house to renovate with separate parking area and garage situated on a quiet road.

EXCLUSIVE



INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	80.12 m2
Plot Size:	20 m2

IN BRIEF

This attractive home in the heart of popular Le Teilleul is ready to finish renovating to make a spacious family home. Currently with 3 bedrooms, there is scope to expand living space into the loft to create a further 2 bedrooms.

A mere 1 minute walk takes you straight into the town centre to reach all amenities. The house is located on a quiet side road overlooking the large impressive church, and has a peaceful and calm atmosphere.



ENERGY - DPE

DPE not required.

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

A stone-built residential house with slate roofing at the front and fibre cement roofing at the rear, comprising: -On the ground floor: a kitchen equipped with upper and lower cupboards, two upper cupboards with a hood, a sink with cupboard and, on the wall above the sink, an unconnected gas water heater; a living room, hallway with cupboard, WC, and staircase leading to the first floor. -On the first floor: three bedrooms, one with a shower cubicle and washbasin and another with a washbasin; in one corner of the landing: a wooden ladder leading to the attic and on the other side of the landing is the electricity meter. - On the second floor: an attic covering the entire area. Outbuilding: Located across the street: a building constructed of breeze blocks covered with fibre cement slates, used as a cellar. The ground floor has a dirt floor and the upper floor is accessed by a wooden ladder. In front of this building: a small courtyard.

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