

Roomy, detached country home in over half an acre close to Le Teilleul.



## INFORMATION

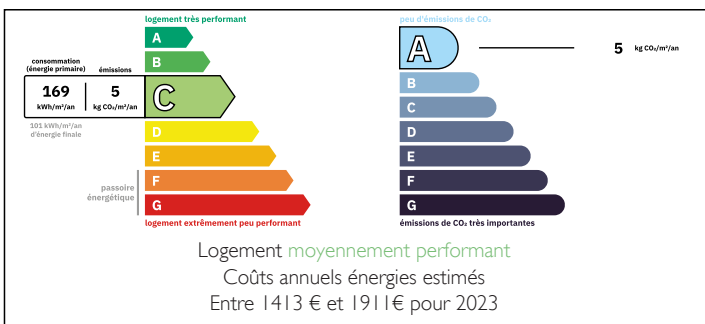
Town:	Le Teilleul
Department:	Manche
Bed:	4
Bath:	1
Floor:	124 m <sup>2</sup>
Plot Size:	2619 m <sup>2</sup>



## IN BRIEF

A spacious, detached four bed property with outbuildings in over 2600m<sup>2</sup> of land. This rural property offer tons of potential. Some finishing is required, to allow you to make your mark. Geothermal central heating and double glazing make for a comfortable home. The popular village of Le Teilleul with amenities is to be found around 5km away. The larger market town of St Hilaire du Harcouet is 16km. Mont St Michel is 55km, St Malo 99km and Rennes airport around 103km. Early viewing is recommended to appreciate the potential here.

## 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

Located off a quiet country lane, the potential in this spacious property is superb.

### Ground Floor.

You enter into a large and light living/dining room with wood burning stove of around 35m<sup>2</sup>. Off here is a kitchen 14m<sup>2</sup> area, a 2.6m<sup>2</sup> WC and 7m<sup>2</sup> shower room as well as an 11m<sup>2</sup> ground floor double bedroom. There is scope to change the layout should you wish to.

### First Floor.

Here you find three double bed rooms under eaves of 16m<sup>2</sup>, 9m<sup>2</sup> and 9m<sup>2</sup> respectively. Here you also find a landing area and a separate WC as well as a useful eaves storage area of approx. 7m<sup>2</sup>.

The property benefits from geothermal central heating and is double glazed throughout. The finishing touches required will allow you to make the property your own.

### Outside.

The outside space is laid mostly to lawn, with views over fields and several fruit trees. To the rear of the house is a boiler room area and a large wood sided hangar great for storage and with more than enough room for a workshop or for housing a camper van. Also attached to the house is an open garage and another hangar as well as a chicken house.

Come and take a look. You will not be disappointed.

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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