

Quirky, semi detached stone house with outbuildings. Edge of village 19 km from St Hilaire du Harcouet.



## INFORMATION

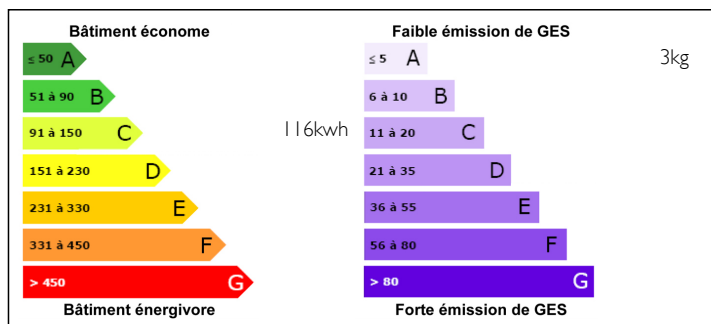
Town:	Le Teilleul
Department:	Manche
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	1860 m2

## IN BRIEF

Pretty five-bedroom stone house in an enviable edge of village location, with amenities within walking distance. A large attached barn has the potential to be converted, subject to permissions. Other outbuildings and private parking are the cherry on the cake of this superb package. Recently renovated, this is not to be missed. Ferries and airports within 2 hours. Rennes airport around 98km. Mainline train to Paris in Flers approx. 40km.



## 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: 1000 EUR**

## NOTES

## DESCRIPTION

Located in an edge of village hamlet, this is a private location, but with easy access to village amenities.

Ground Floor.

You enter into a large and light dual aspect kitchen/diner of around 37m<sup>2</sup>, with a cosy living room of 29m<sup>2</sup> to your right, both with fireplaces. Off here is an 11m<sup>2</sup> storage space that leads through to the attached barn.

First Floor.

Original stairs lead to four double bedrooms, one of which is en-suite, a separate WC and a separate shower room. The bedrooms are 14.5 m<sup>2</sup>, 7.6 m<sup>2</sup>, 8.5m<sup>2</sup> and 13.8m<sup>2</sup>.

Second Floor.

Here you find a large double bedroom under eaves of 29m<sup>2</sup> and a generous 13.9m<sup>2</sup> landing area, that would make an ideal office space as well as a separate 7.9m<sup>2</sup> bathroom.

There is no lack of space or original features in this character house which benefits from double glazing.

Outside.

The garden is laid mostly to lawn.

Attached to the house is a large 78m<sup>2</sup> barn that could make there floors, should you wish to convert, subject to permission.

At the end of the garden is a large open hangar barn, a former bread oven and a good sized wooden shed, offering great storage.

To the front of the house is roofed pergola area, ideal for summer evenings.

This is a cracker and early viewing is recommended.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>