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## House for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



**€140,000**

inc. of agency fees

3 Beds      94 sqm      0.36 ha

Renovated Country House with outbuildings and 3/4 acre This house benefits from having no close neighbours and offers potential to...

### At a Glance

<b>Reference</b>	MFH-NORF01811	<b>Near to</b>	Le Teilleul	<b>Price</b>	€140,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	94 sqm
<b>Land</b>	0.36 ha			<b>Land Tax</b>	N/A

### Property Description

Renovated Country House with outbuildings and 3/4 acre

This house benefits from having no close neighbours and offers potential to extend into the first floor loft space, which has been insulated. The garden is to the front of the property which looks over open fields. There is a detached stone garage/workshop and old bakery. There is the possibility to live in the property on the ground floor only which makes it ideal for retirement.

The property is just 4km from the small town of LeTeilleul with its amenities including small supermarket, garage, optician, pharmacy, lawnmower repair shop, hairdresser, banks, library, veterinary surgeon, bars (including English/French bar that has regular events in French and English). It is also within easy reach of the town of Barenton with all its amenities including supermarket, bakeries, pharmacy, hairdresser, English grocer, post office, tabac and cafés. Further shopping can be found at Mortain and Domfront (19km) and St Hilaire du Harcouët (19 km). The ferry port of Caen-Ouistreham is 1 1/4 hours away, St Malo is 1 1/2 hours away and Cherbourg is 2 hours. Calais and the Euro Tunnel are approximately a 5 hour drive.

here

## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Kitchen/Dining Room** 4.85 x 4.67m Window and partly glazed door and side panel to front elevation. Tiled floor. Fireplace with woodburner. Fuse board. Range of matching base and wall units, Built-in oven. 4 ring hob (3 gas and 1 electric) with extractor over. Stainless steel sink with mixer tap. Space and plumbing for washing machine Space for upright fridge/freezer. Cupboard housing electric meter. Hatch to loft space.

**Study Area** Tiled floor. Window to front elevation. Built-in cupboard with small hot water cylinder. Convector heater.

**Shower Room** 1.94 x 1.52m Shower. Pedestal Basin. Tiled floor.

**Cloakroom** Tiled floor. WC.

**Bedroom 1** 4.74 x 3.11m Partly glazed door to front and small window to the rear elevation. Radiator. Laminate flooring. 2 recesses for wardrobes. Inset spotlights.

**Lounge** 4.87 x 2.85m Exposed beams and stone wall. Radiator. Window to front and rear elevations. Tiled floor. Steps up to:

**Mezzanine/Bedroom 2** 4.91 x 2.59m Exposed stone wall. Window to west elevation. Sloping ceiling.

**Bedroom 3** 4.91 x 2.59m Tiled floor. Exposed stone wall. Window to the south and west elevations.

**Loft** over the kitchen, **study area and bedroom** - access from a hatch in the kitchen and external opening at first floor level.

## **OUTSIDE :**

A **gravel drive** leads to parking and turning area.

The **garden** is laid to lawn with mature trees, including 30 fruit trees including apple, pear, cherry, apricot, plum, fig and kiwi, and shrubs. Large tarmac patio area. Outside tap. Ornamental well.

**Detached Garage** 5.01 x 4.18m Constructed of stone under a slate roof. Sliding wooden door to front elevation. Power and light.

**Old Bakery** 5.46 x 5.22m Constructed of cob. Power and light. Earth floor.

**Metal garden Shed.**

#### **ADDITIONAL INFORMATION :**

Mains water and electricity. Telephone and fibre optic broadband connection available. Wood burner and recent electric radiators. Electric hot water cylinder. Double glazed windows.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 380 € per annum

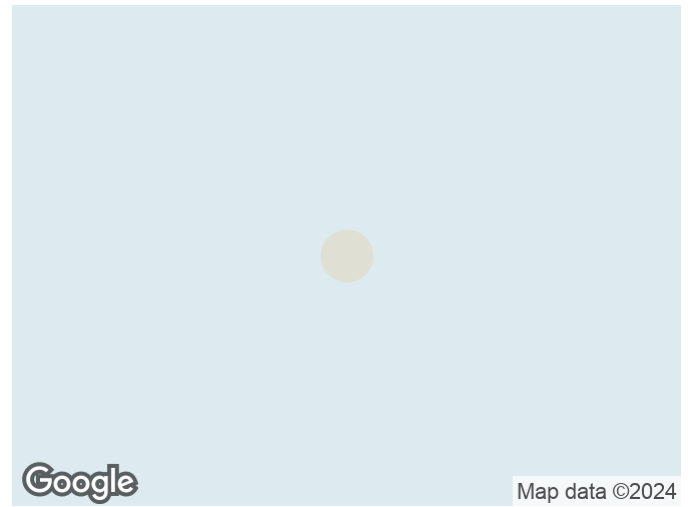
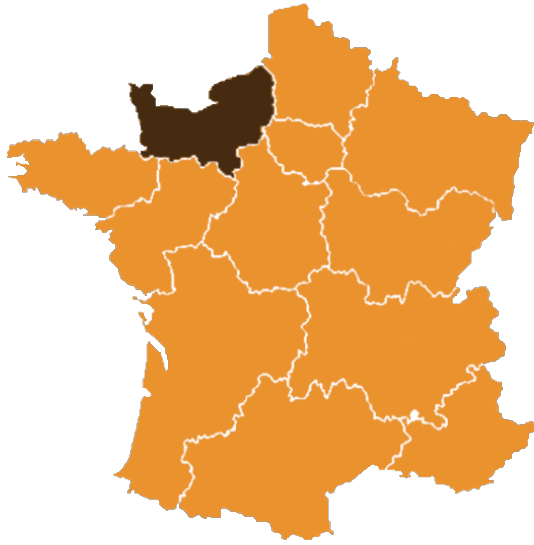
## Summary

Property type:	House
Bedrooms:	3
Price	€140,000

## Key Information

Internal Area:	94 sqm
Land Area:	0.36 ha

## Location: Normandy



# Gallery















# Performance énergétique



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