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## Countryside house for sale in Manche - VIRTUAL TOUR

**Le Teilleul , Manche , Normandy**



**€235,000**

inc. of agency fees

4 Beds

110 sqm

3 ha

Renovated farmhouse with  
outbuildings and over 7 acres of land  
This house is ready to move into with  
open plan living accommodation...

### At a Glance

**Reference** MFH-NORF01824

**Bed** 4

**Land** 3 ha

**Near to** Le Teilleul

**Pool** No

**Price** €235,000

**Hab.Space** 110 sqm

**Land Tax** N/A

### Property Description

Renovated farmhouse with outbuildings and over 7 acres of land

This house is ready to move into with open plan living accommodation on the ground floor. There is room to extend into an attached outbuilding to create a ground floor bedroom suite. Outside the land is ideal for

horses, and has been organically farmed for the last 30 years, with stabling and storage. It would also suit an Artisan wishing to work from home. There is a separate block built 2 room office which is ideal for those wishing to work from home.

Situated near the town of Le Teilleul where you will find shops, schools, doctors' surgeries, supermarket, etc. and local walking, and fishing. Extensive recreational facilities can be found nearby including local waterfalls and walking clubs, canoeing and outdoor sports. Major towns such as Caen, St Malo, St Lo, Falaise, Bayeux, Honfleur and Northern Brittany available for day trips. Normandy landing beaches are easily accessible. Suisse Normande and Spa towns (36 km). Choices of Golf Clubs with open availability for non members. Large French Mobile home site within 45 minutes for all resort facilities... pedaloes, canoe, football, fishing, pools with slides, snooker, entertainment. Sports centre with pool and slides, Go Karting and board park less than 15 minutes. 30 mins to Bowling, sports centers and 18 hole golf course and the forest of Saint Sever. Beaches within an hour, river activities/ forests/ spa resort within 45 minutes. The UNESCO heritage site of Mont-Saint-Michel is 48 km. The nearest Airport is at Rennes (80 km), Ferry Port at Caen (50 miles) and the nearest train station is at Avranches (39 km) or Laval (40 km) from where you can take a fast train to Paris.

here

## **THE ACCOMMODATION COMPRISES:**

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

**Open-Plan Lounge/Dining Room/Kitchen** 6.02 x 5.90m Partly glazed double doors, single door to south and window to west elevations. Tiled floor. 2 radiators. Exposed beams. Granite fireplace with inset woodburner (needs replacing). Cupboard housing electric meter. Door (not in use) to workshop.

**Kitchen Area** 3.94 x 3.36m Window to front elevation. Tiled floor. Range of matching base and wall units. Built-in dishwasher and oven. Recess for microwave. Built-in fridge. Stainless steel sink with mixer tap. 4-ring gas hob with extractor over. Display shelves. Radiator.

**Utility Room** 2.69 x 2.23m Door to boiler room and door to garage.

**Boiler Room** 3.27 x 2.31m Boiler. Oil storage tank. Hot water cylinder.

**Shower Room** 1.88 x 1.87m Fully tiled. Extractor. Vaniity unit. Shower. WC. Heated towel rail.

**Attached Utility Area** 7.45 x 1.98m Partly glazed double door to exterior. Door to wood store. Door to attached workshop/garage.

### **On the First Floor -**

**Landing** Laminate flooring. Velux window to rear elevation. Radiator.

**Bedroom 1** 4.43 x 3.36m Velux window to front elevation. Radiator. Built-in wardrobes.

**Bedroom 2** 3.35 x 3.21m Window to front elevation. Radiator.

**Bedroom 3** 3.25 x 3.04m Skyling to front elevation. Laminate flooring. Radiator.

**Bedroom 4** 5.12 x 2.67m Window to front elevation. Laminate flooring. Radiator. Built-in wardrobes.

**Store Room** 3.26 x 1.55m (possible to convert to bathroom)

**Cloakroom** Pedestal basin. WC. Laminate flooring.

## **OUTSIDE :**

**Attached Garage** 5.86 x 5.31m Metal up and over door. Pedestrian door. Stairs to loft storage area over with opening to east gable. Door to the rear elevation. Concrete floor. Power and light.

**Attached Workshop/Garage** 11.55 x 6.01m Constructed of stone with loft over. Siding door to west elevation. Concrete floor. Power and light. Parking area.

**Office (could be Gite or home office)** 4.67 x 3.81m Constructed of block. Window and door to front elevation. Power, internet and light. Tiled floor. Electric radiator. Water connection available.

**Room 2** 4.68 x 2.29m Window to west elevation. electric radiator. Tiled floor. Hatch to loft.

**Double metal gates** lead to fully enclosed **garden** with "**dog-proof**" **fencing**. The garden is laid to lawn with mature shrubs and trees. Outside tap. **Patio**. **Chicken coop** and run.

**Car Port** attached to the rear of the house 4.18 x 2.77m

The **outbuildings** extend to approximately 400 square meters in total.

**Large field with Open-Fronted Barn** 11.61 x 8.82m (used as field shelter).

**Attached Barn** 6.94 x 4.60m Sliding door to front elevation.

**Attached Barn** 7.73 x 4.00m Sliding door to west elevation.

**Stable** 2.94 x 2.73m Window to south elevation. Concrete floor.

**Old attached Barn** 11.66 x 5.05m Double metal doors to west elevation. Earth floor.

**Separate Open-Fronted Barn** 15.85 x 8.00m Constructed of block under a corrugated iron roof.

**Vegetable garden. Orchard** with a variety of fruit trees including cider apples, cherries, apples and walnuts.

#### **ADDITIONAL INFORMATION :**

Mains water, electricity, telephone and broadband are connected (fibre optic expected). Drainage to septic tank. Oil central heating and woodburner. Electric hot water cylinder. Well water is used for the toilets and washing machine. Double glazed windows.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 900 € per annum

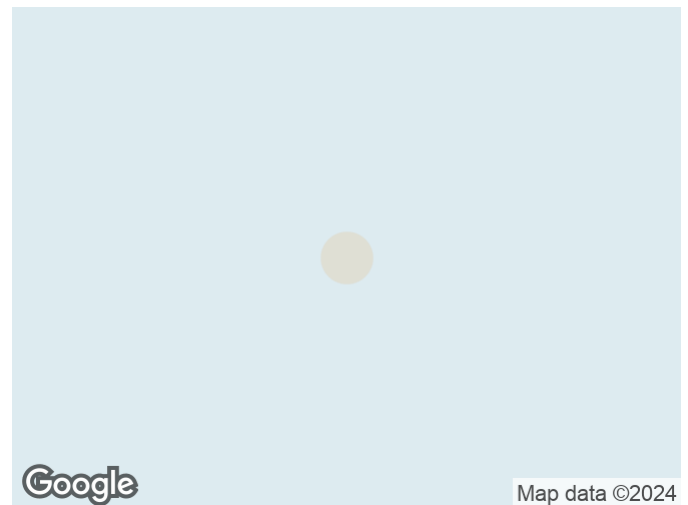
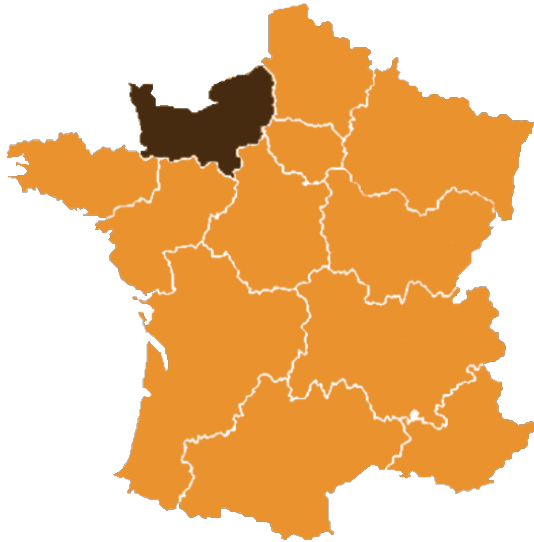
## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€235,000

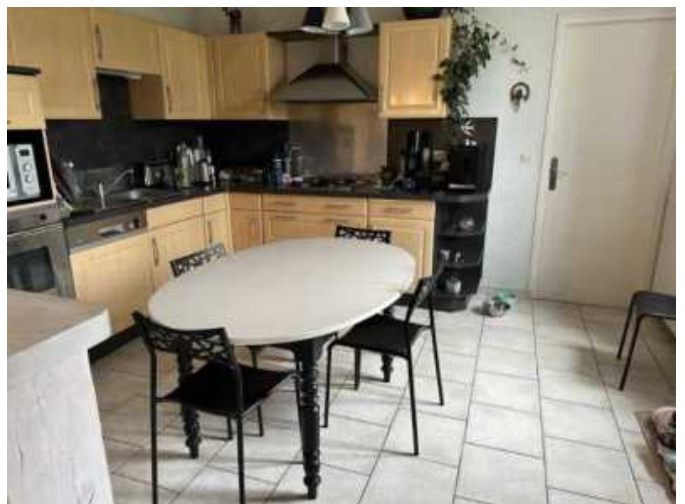
## Key Information

Internal Area:	110 sqm
Land Area:	3 ha

## Location: Normandy



## Gallery















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