

[Click to view MFH-NORF01873](#)

Countryside house for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



€161,000

inc. of agency fees

5 Beds 4 Baths 234 sqm 0.4 ha

Substantial Farmhouse with gîte and large garden This property has a garden of just over an acre. It comprises a detached stone house...

At a Glance

Reference MFH-NORF01873

Bed 5

Land 0.4 ha

Near to Le Teilleul

Bath 4

Pool No

Price €161,000

Hab.Space 234 sqm

Land Tax N/A

Property Description

Substantial Farmhouse with gîte and large garden

This property has a garden of just over an acre. It comprises a detached stone house and separate stone gîte. Both properties are in need of some TLC to restore them to their former glory.

The property is situated near Le Teilleul, a village with a small supermarket, boulangerie, chemist, butcher and other shops, schools and doctor's surgery. A local small market is held on Thursdays. The property is in the Manche area of Normandy. The medieval town of Domfront and St Hilaire du Harcouët with all amenities are only a short distance away. The famous fortified church and UNESCO heritage site, MONT ST MICHEL, is only 40 minutes away and the port of ST. MALO a bit further along the coast. It is 1 hour 12 minutes drive from Saint-Lo (45 miles); 1 hour 19 minutes drive from Laval (45 miles) and 2 hours 38 minutes drive from Nantes (137 miles). The ferry port at Caen Ouistreham is 1 hour and 43 minutes drive and Cherbourg is 2 hours and 25 minutes.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall 8.71 x 6.08m Partly glazed double doors to front and partly glazed door to rear elevation. Tiled floor. Exposed beams. Stairs to first-floor study area. Convector heater.

Lounge 6.59 x 5.96m Window to front and partly glazed double doors to rear elevations. Exposed beams. Granite fireplace with raised hearth and woodburner. Built-in cupboard. 2 convector heaters.

Kitchen/Dining Room 6.12 x 5.89m Partly glazed double doors to front and rear elevations. Tiled floor. Exposed beams and stone walls. Telephone socket. Convector heater. Range of matching base units. Built-in oven, microwave and fridge. Stainless steel sink with mixer tap. Marble worktops. Space and plumbing for washing machine. Deville solid fuel "Rayburn" style cooker.

On the First Floor -

Landing Stairs to second floor. Window to front elevation. Shelving with cupboard under.

Bedroom 1 4.68 x 3.25m Window to rear elevation. Wood flooring. Convector heater. Built-in wardrobe. Door to:

Shower Room 3.17 x 1.76m Window to north elevation. Shower. WC. Pedestal basin. Wood flooring. Heated towel rail.

Dressing Room/Nursery 2.71 x 2.29m Obscure glazed window to rear elevation. Wood flooring.

Bedroom 2 4.69 x 2.70m Window to front elevation. Convector heater. Wood flooring. Built-in wardrobe. Door to:

En-Suite Shower Room 2.70 x 1.62m Pedestal basin. WC. Window to north elevation. Recess and plumbing for shower. Wood flooring. Heated electric towel rail.

Cloakroom Pedestal basin. WC. Wood flooring.

Master Bedroom 4.55 x 4.34m Wood flooring. Window to front elevation. Convector heater. Walk-in wardrobe. Door to:

En-Suite Bathroom 3.16 x 1.80m Window to rear elevation. Wood flooring. Corner bath with mixer tap/shower fitment and tiled surround. WC. Vanity unit with mirror and light over. Heated towel rail.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the Ground Floor -

Kitchen/Dining Room 8.58 x 3.22m Large window and partly glazed door and side panel to front elevation. Tiled floor. Fireplace with old bread oven. Exposed beams. Range of matching base and wall units including display unit. Sink with mixer tap. Space for under-counter fridge. Built-in oven and electric hob with extractor over. Worktops and tiled splashback.

Lounge 5.93 x 4.15m Wood flooring. Window to front and rear elevations. Exposed stone wall. Stairs to **Galleried Landing**

On the First Floor -

Bedroom 1 4.54 x 3.34m Exposed "A" frame. Window and Velux window to front and Velux window to rear elevations. Wood flooring.

Bedroom 2 5.90 x 2.38m Window to front elevation. Wood flooring. Exposed "A" frame. Hot water cylinder. Exposed stone wall.

Bathroom 2.49 x 1.72m Bath with mixer tap/shower fitment. Vanity basin. WC. Exposed stone. Velux window to rear elevation.

OUTSIDE :

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

The **garden** is laid to lawn and is partly walled. Well.

ADDITIONAL INFORMATION :

Mains electricity and water are connected. Drainage is to an all water septic tank. Heating in the main house is provided by a Deville solid fuel cooker/heater and electric radiators. There is no heating in the gîte. 2 electric hot water cylinders.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,650€ per annum

Taxe d'habitation : € per annum

Asking price : 161,000€ including Agency fees of 11,000€. In addition the purchaser will have to pay the Notaire's fee of 12,300€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 4 423€ and 5 985€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001873

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€161,000

Key Information

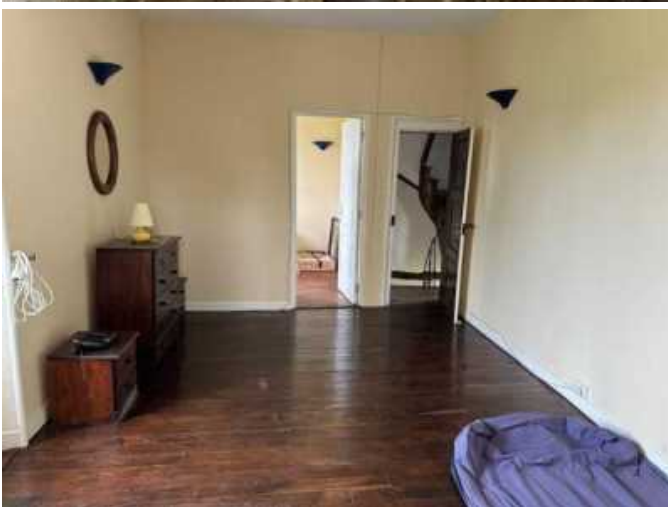
Internal Area:	234 sqm
Land Area:	0.4 ha

Location: Normandy



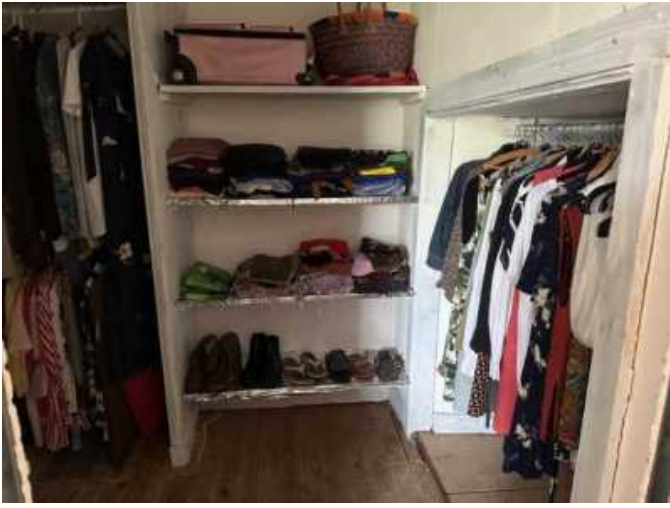
Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved