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## House for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



**€213,000**

inc. of agency fees

5 Beds   2 Baths   177 sqm   0.3 ha

Large detached house with annexe and outbuildings This large detached house is divided into an immaculately presented 3 bedroom family...

### At a Glance

**Reference** MFH-NORF01976

**Bed** 5

**Land** 0.3 ha

**Near to** Le Teilleul

**Bath** 2

**Pool** No

**Price** €213,000

**Hab.Space** 177 sqm

**Land Tax** N/A

### Property Description

## Large detached house with annexe and outbuildings

This large detached house is divided into an immaculately presented 3 bedroom family house with a linked Studio/Annexe which also has independent access. There are attached barns and 2 other detached barns and an old piggery in just over 3/4 of an acre. The property has had new windows, a new woodburner, it has been re-wired and the studio has been renovated within the last 10 years. Viewing is highly recommended to appreciate the potential of this property.

The house is between Le Teilleul (6 km) - it has 2 banks, 2 boulangeries, butcher, supermarket, restaurants and bars, and a good, although small, weekly market and Notre-Dame-du-Touchet with bar/restaurant, hairdresser, bakery and grocery store.

The property is situated on the boundary of the 'Parc Naturel Regional Normandie Maine', amidst rolling countryside in a small rural hamlet. Nearest main facilities are to be found in the pretty town of Mortain with its Abbey, waterfalls, 11th century Chapel and panoramic view of Mont St. Michel (about 10 minutes drive). This delightful town also offers a selection of Bars and Restaurants to suit all tastes and a wide range of shops together with a large supermarket. The medieval town of Domfront, with its narrow streets and ruined castle, also offers the same facilities within a 20 minute drive. Also St. Hilaire du Harcouët is only 12kms with a big weekly market. The UNESCO heritage site at Mont St Michel is 46 km away. The Voie Verte which forms part of the Paris to Mont St Michel cycleway and provides links into a further network of routes throughout Manche, into Calvados and Bretagne is nearby. Located at the southern tip of Manche the property is served by the ports of Caen Ouistreham ( 1 hr 15 min.), Cherbourg (2 hr 15 min.), Le Havre (2 hrs) and Calais (5 hrs).

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## THE ACCOMMODATION COMPRISES :

## **On the Ground Floor -**

**Lounge/Dining Room** 6.01 x 5.96m Partly glazed door and window to south elevation. Laminate flooring. Granite fireplace with woodburner. Stairs to first floor with cupboard under. Radiator. Inset spotlights. Electrics. Door to stairs to basement.

**Kitchen** 3.94 x 3.92m Window to front elevation. Range of base and wall units. Induction hob with extractor hood over. Space and plumbing for dishwasher. Stainless steel sinks with mixer tap. Worktops with splashback. Built-in oven. Space for upright fridge/freezer. Vent.

**Utility Area** 4.15 x 2.88m Door to boot room. Electrics. Window to east elevation.

**Cloakroom** Laminate flooring. Vent. WC. Vanity unit.

**Boiler Room** 3.20 x 2.29m Window to east elevation. Hot water cylinder. Oil-fired boiler.

**Boot Room** 5.92 x 5.42m Glazed door and window to front elevation. Inset spotlights. Exposed beam. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Exposed stone wall. Stairs to first floor. Door to attached barn.

## **On the First Floor (via the stairs from the main Lounge) -**

**Landing** Window to front elevation. Wood flooring.

**Bathroom** 4.03 x 1.93m Window to rear elevation. Radiator. Large shower. WC. Twin vanity unit with mirror and light over. Bath with mixer tap and tiled surround.

**Bedroom 1** 4.27 x 2.23m Window to rear elevation. Radiator. Wood flooring.

**Bedroom 2** 4.10 x 3.70m Window to front elevation. Radiator. Wood flooring. Built-in

wardrobe.

**Bedroom 3** 4.02 x 3.89m Wood flooring. Radiator. Built-in wardrobe. Window to front elevation. Fresh-air vent.

Insulated and boarded loft space over.

**On the first floor (via stairs from Boot Room) -**

**Studio**

**Landing** 4.08 x 2.85m

**Lounge/Kitchen/Dining Room** 6.12 x 5.38m Window to front elevation. 2 skylights. Range of matching base units. Induction hob with extractor over. Space for under-counter fridge. Sink with mixer tap. Worktops. Exposed "A" frame.

**Shower Room** 2.72 x 1.76m Shower. Vanity unit with mirror and light over. Suspended WC. Inset spotlights. Hot water cylinder. Skylight.

**Bedroom 1** 3.47 x 2.83m Exposed stone wall. Window to west elevation.

**Bedroom 2** 2.90 x 2.50m Exposed stone wall. Window.

**Landing** Stairs to second floor. Window opening to front elevation.

**On the Second Floor -**

**Landing** 3.54 x 2.88m Skylight to front elevation.

Access to **insulated loft space**.

## **OUTSIDE :**

**Attached Barn** (to the rear of the property) - 11.56 x 3.99m Cider press. Large opening, window and pedestrian door to rear elevation. Concrete floor. Power and light.

**Attached Barn** (to west elevation) - 6.12 x 4.65 x 3.19m (Former stables) Sliding door to front elevation. Attached barn to the rear.

**Large Detached Barn** 11.47 x 8.28m Constructed of stone and cob under a slate roof. Sliding wooden door to front elevation. (Ideal garage or camping car storage). **Attached Garage** 5.02 x 3.02m Sliding metal door to front elevation. **Attached Open-fronted Lean-to** 8.35 x 3.48m

The garden is laid to lawn with flower beds and borders. Decking area. Vegetable garden.

**Detached Open-fronted Barn** 8.21 x 4.92m Constructed of cob under a tiled roof. Attached **Lean-to** 8.21 x 3.50m

**Old stone Piggery** with tiled roof 7.64 x 4.81m

## **ADDITIONAL INFORMATION :**

Mains water and 3 phase electricity are connected. Fibre optic internet connection. Heating is provided by a woodburner and oil fired central heating. Double glazed pvc windows. Drainage is to a septic tank which will need replacing.

## **FINANCIAL DETAILS :**

Taxes Foncières : 816€ per annum

Taxe d'habitation : € per annum

Asking price : 213,000€ including Agency fees of 14,000€. In addition the buyer will pay the Notaire's fee of 15,700€

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 are between 1 200€ and 1 700€ 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF - 001976

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€213,000

### Key Information

Internal Area:	177 sqm
Land Area:	0.3 ha

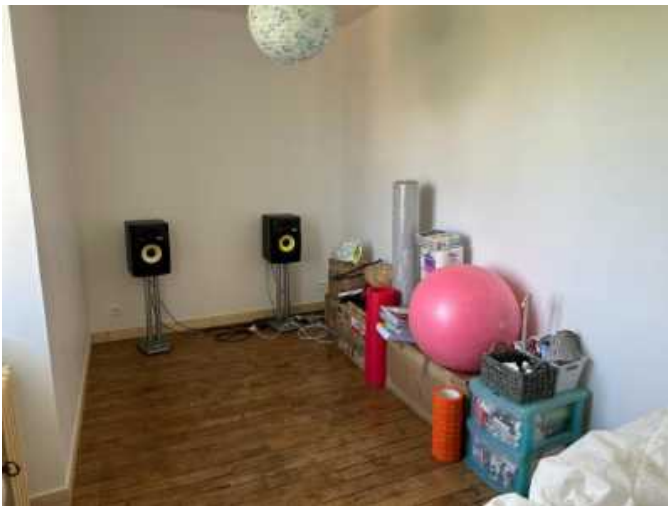
### Location: Normandy



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

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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