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Countryside house for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



€235,000

inc. of agency fees

4.87 ha

Country House with nearly 5 hectares, partially dating back to the 14th Century This country house will make a stunning property. ...

At a Glance

Reference MFH-NORF01974

Near to Le Teilleul

Price €235,000

Land 4.87 ha

Pool No

Land Tax N/A

Property Description

Country House with nearly 5 hectares, partially dating back to the 14th Century

This country house will make a stunning property. It has a new roof (2022) and all the window and door openings have been created. The inside has been cleaned and the stone dressed, shotblasted and prepared for renovation. There is nearly 5 hectares of land (approximately 4 hectares are rented to a local farmer). There are two other large, useful outbuildings. 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 :

Room 1 6.85 x 5.01m Large opening to south and window to north elevations. 2 doorways to:

Room 2 9.11 x 6.34m Large opening and window to front elevation. Doorway and window to rear elevation. Fireplace. Opening to:

Room 3 6.17 x 5.56m 2 windows to front elevation.

Room 4 6.53 x 6.31m Doorway to east, doorway and window to south elevations. Granite fireplace.

OUTSIDE :

The drive leads to a large parking and turning area and to the house,

Detached stone and cob Barn under a slate roof to renovate.

Separate detached 2-storey Barn 19.00 x 6.52m Constructed of stone under a slate roof (former stables).

Well

Detached 2-storey Building approx. 600m² on 2 levels (former dairy). Constructed of block under a Fibro cement roof.

Orchard and fields.

Small detached block built shed.

ADDITIONAL INFORMATION :

Mains water and 3 phase electricity are connected.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 600€ per annum

Taxe d'habitation : € per annum

Asking price : 235,000€ including Agency fees of 15,000€. In addition the purchaser will have to pay the Notaire's fee of 17,100€

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 not applicable

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 - 001974

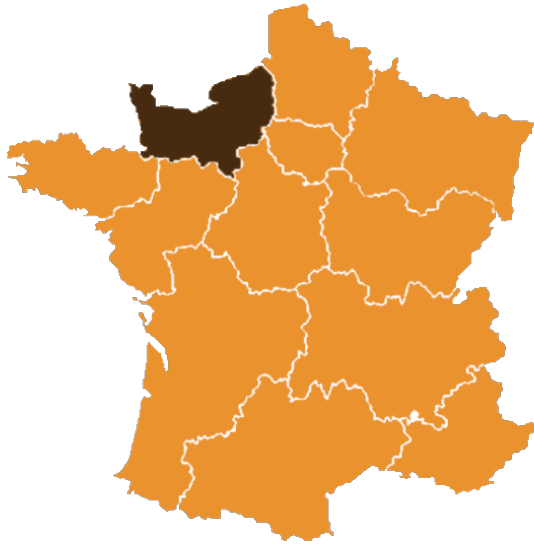
Summary

Property type: Countryside house
Price €235,000

Key Information

Land Area: 4.87 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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S. and L. BROWN



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