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## Countryside house for sale in Manche - VIRTUAL TOUR

**Le Teilleul , Manche , Normandy**



**€171,000**

**inc. of agency fees**

**6 Beds    2 Baths    177 sqm    1.1 ha**

Country house and gite with two barns set in over a hectare of land This country house is semi-detached and divided into a main house...

### At a Glance

**Reference** MFH-NORF02024

**Near to** Le Teilleul

**Price** €171,000

**Bed** 6

**Bath** 2

**Hab.Space** 177 sqm

**Land** 1.1 ha

**Pool** No

**Land Tax** N/A

### Property Description

Country house and gite with two barns set in over a hectare of land

This country house is semi-detached and divided into a main house and gîte. It has been mainly rewired, a recent septic tank has been installed, the oil fired condensation boiler was installed in 2019. It offers potential for large family accommodation, or as a house and gîte to generate an income. There are a huge number of useful outbuildings. Viewing is recommended.

The closest town is Le Teilleul (4 km) - it has 2 banks, 2 boulangeries, butcher, supermarket, restaurants and bars, and a good, although small, weekly market. Nearest main facilities are to be found in the pretty town of Mortain (11 km) 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 19 km with a big weekly market. The UNESCO heritage site at Mont St Michel is 55 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 a short distance from the property. 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 IN THE MAIN HOUSE COMPRISES :**

On the Ground Floor -

**Six steps** lead to the front door:

**Kitchen/Dining Room** 4.87 x 3.47m Tiled floor. Partly glazed door and 3 windows to south elevation. Radiator. Stainless steel sink. Matching base and wall units with worktops and tiled splashback over. Built-in dishwasher. Space for free-standing gas cooker and hob with extractor over. Space for fridge. Door to basement.

**Shower Room** 2.85 x 1.60m Tiled floor. Window to south elevation. Radiator. Partly tiled walls. Ceramic hand basin with cupboard under. Walk-in shower with glass panel.

**Separate Toilet** Tiled floor. Radiator. Window to west elevation.

**Lounge** 5.74 x 4.97m Laminate flooring. Partly glazed door to front and window with electric shutter to south elevations. Radiator. Open stone fireplace with wooden surround. Door to staircase to first floor. Door to cloakroom.

**Cloakroom** 2.61 x 2.13m Partly glazed door (with obscure glass), and window to north elevation. Concrete floor. Access to reach garden.

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

**Small Landing** Radiator. Window to north elevation. **Door to stairs to second floor.**

**Bedroom 1** 4.72 x 2.47m Wood flooring. Window to south elevation. Radiator.

**Bedroom 2** 4.81 x 3.17m Wood flooring. Window to south elevation. Radiator. Fireplace (blocked).

**Bedroom 3** 2.70 x 2.01m Window to north elevation. Radiator. Exposed painted beam.

### **On the Second Floor -**

**Attic to convert if required.** 6.30 x 3.90m Wood flooring. Exposed stone walls and beams.

**In the Basement -**

**Sliding metal door** to exterior. Divided into 3 sections:

**Section 1** 4.52 x 4.06m Gravel floor.

**Section 2** 7.99 x 2.60m Concrete floor.

**Section 3** 4.07 x 3.27m Concrete floor. Boiler.

**THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :**

**On the Ground Floor -**

**Access via door to the side of the house.** Separate entrance.

**Open Kitchen/Dining Room** 3.94 x 2.50m Tiled floor. 3 radiators. Base unit with stainless steel sink and tiled splashback. Window to north elevation.

**Lounge** 5.23 x 3.94m Tiled floor. Large window to north elevation.

**On the First Floor -**

**Hall** leading to:

**Bedroom 1** 3.50 x 3.47m Window to south elevation. Radiator. Built-in storage space.

**Bathroom** 2.83 x 1.60m Tiled floor. Window to south elevation. Radiator. Partly tiled walls.

Ceramic hand basin. Bidet. Bath. Built-in storage.

**Separate WC.**

**Bedroom 2** 3.94 x 3.84m Window to north elevation. Radiator.

**Bedroom 3** 3.94 x 3.94m Window to north elevation. Radiator. Door to cupboard with hatch to loft with window to west elevation.

**OUTSIDE :**

**2 Sheds** 4.37 x 2.47m and 4.79 x 2.44m Constructed of stone and wood with a corrugated iron roof and concrete floor. **Attached Shed** 4.25 x 3.13m Constructed of block under a roof of part slate and part corrugated iron. Concrete and stone floor.

**Large Detached Barn facing the house.** Constructed of stone under a slate roof. **Divided into:**

**Section 1** 10.67 x 6.00m (Originally used as cow shed). Exposed beams. Stone floor. Door to north and small sliding door to north elevation. First floor over for hay storage.

**Section 2** 5.90 x 6.42m and 5.60 x 3.53m removable boarding to divide into 2. Earth floor. Sliding metal gate to north elevation.

**Lean-to** 7.40 x 5.10m Ideal for camper van.

**Attached Hangar** 12.05 x 8.90m and 9.112 x 5.19m Divided into 2. Timber construction under a tin roof. Earth floor.

**Separate Small Building** Constructed of breeze block under a corrugated asbestos roof.

(Not seen internally).

**Separate long narrow open sheds.**

To the rear of the house is a detached colombage bread oven 5.55 x 5.48m Fireplace. Large beam.

Access to the property is a gravel area between the house and the barn with flowers and shrubs.

The garden to the rear of the house is laid to lawn with fruit trees on the border.

Concrete area to the rear of the barn and then onto lawn with trees and **pond**.

**ADDITIONAL INFORMATION :**

Mains electricity (2 meters - 1 disconnected), water and well and source water are connected.

Drainage is to an all water septic tank installed in January 2025. Telephone (not in use).

Internet connection available on 3G data roaming at present. Predominantly single glazed with some double glazed windows. Oil fired central heating.

**FINANCIAL DETAILS :**

Taxes Foncières : Approx. € per annum

Taxe d'habitation : € Means tested

**Asking price : 171,000€ including Agency fees of 11,000€. In addition the buyer will pay the Notaire's fee of 13,000€**

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 3 358€ and 4 542€ 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 – 002024**

### Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	2
Price	€171,000

### Key Information

Internal Area:	177 sqm
Land Area:	1.1 ha

### Location: Normandy





## Gallery















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**S. and L. BROWN**



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