LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18204RBR50 Price: 129 432 EUR

agency fees included: 9 % TTC to be paid by the buyer (118 745 EUR without fees)

A large rural property with exceptional views and great potential in a friendly area.



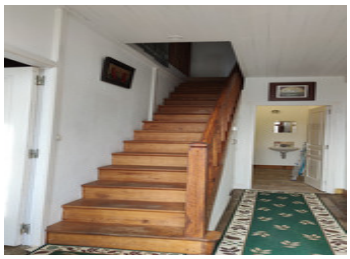












INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	3155 m2

IN BRIEF

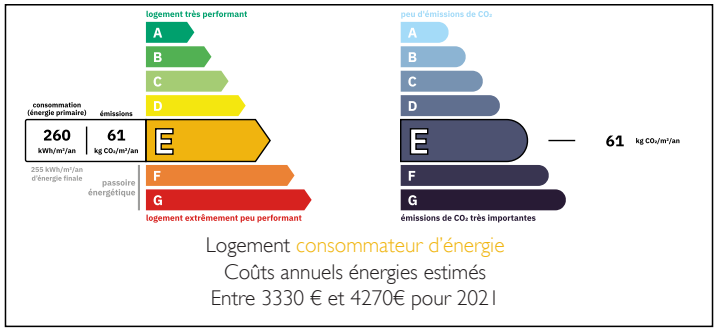
A terrific rural property with exceptional views and so much potential in a lovely area from which to explore Normandy, and enjoy a lovely family life.

There is land for a pony or two and small animals, outbuildings a plenty, a small building to convert to a gite, if you want an activity or a little income from rental and a very comfortable house to live in with a large but cosy Normandy kitchen.

Access in the area - only 20kms to Domfront or St Hilaire du Harcouet, 12 kms to Mortain and 30 kms to the nearest 9 hole golf course.
The delightful town of Le Teilleul with all amenities is in walking distance at just 1.6kms.

Please ask for more more details on this super property and to arrange your viewings.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3330 € et 4270€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1188 EUR**

NOTES

DESCRIPTION

On the ground floor-
Kitchen/Dining room. 6.73 x 4.01m Partly glazed door to the west and access to outside stairways, windows to south and west elevations. Range of matching base and wall units. Gas oven and 4 ring gas hob with extractor over. Dishwasher, fridge and fridge/freezer. Central heating radiators and a large Godin wood burner in a Normandy fireplace. Tv with English and French channels, dvd player. A stereo system with cd player and surround sound. A 10 seater oak kitchen table.
Utility room. 2.65 x 1.45m washing machine, toilet and hand basin. Extractor fan and electric towel rain.
Lounge. 3.99 x 3.91m Tv with English channels and dvd, vhs video player. Radiator.
Back room. 2.84 x 3.91m Original stairs to the first floor and stairs to the cellar. Radiator.

Cellar. 9.98 x 6.9m Cellar including oil boiler and oil tank in the boiler room. Mostly carpeted and large doors to rear garden. Insulated ceiling boards.

First floor.
Landing 3.88 x 3.12m Carpet, with stairs to loft access.
Bedroom 1 4.98 x 3.07m South facing window to front elevation with open fields. Carpet and satellite tv point. Radiator.
Bedroom 2 3.50 x 3.50m West facing window with view of open fields. Ensuite
with shower, hand basin and toilet. Extractor fan and carpet. Radiator.
Bedroom 3 3.50 x 3.43m South facing window to front elevation with open fields. Carpet. Radiator.
Shower room 3.05 x 1.37m Shower, hand basin and toilet. Extractor fan and lino. Radiator. Roof windows.
Open room/ bedroom 4 3.69 x 3.17m Storage room...

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