

Attractive town centre house to restore with separate garage situated on a quiet road 1-minute from amenities

EXCLUSIVE



INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	20 m2

IN BRIEF

This attractive house in the heart of popular Le Teilleul is full of potential to be restored into a spacious family home.

Currently with 3 bedrooms, there is scope to expand the living space into the loft to create a further large bedroom. Across the street from the house is a three storey garage space with a small gated outdoor area to the front which could be used as a terrace area to enjoy the peaceful setting. A mere 1 minute walk takes you straight to the pretty town square to reach all amenities, including local bars, supermarket, restaurants, cafe, salle du sport, a brocante and more!

Tucked away on a quiet side road overlooking Le Teilleul's large impressive church, this house has a peaceful and calm atmosphere. A must-see for those who are looking to create a modern family...



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 473 EUR

NOTES

DESCRIPTION

A stone-built residential house with slate roofing at the front and fibre cement roofing at the rear, PVC double-glazing with manual roller shutters to most windows. Some renovation work required to modernise.

On the ground floor the front door leads into a large kitchen with plenty of room for a dining table or to add a breakfast bar or island unit to make a large sociable kitchen. This welcoming bright space is equipped with upper and lower cupboards, two upper cupboards with a hood and a sink unit with a cupboard.

A small hallway with a large fitted cupboard and a separate WC leads down some steps to the large lounge, where there is also space for a dining area if desired. This light room has two large windows and there is an external door out to the street which could be used as the main entrance if preferred.

A door in the kitchen takes you to the staircase leading to the first floor and on this level you will find three bedrooms. One with a shower cubicle and washbasin and another with just a washbasin. The two main bedrooms have original wooden fireplaces which are an attractive feature.

A wooden ladder on the landing leads to the second floor where you will find an attic covering the entire area. This has good height and a square casement window so ideal for conversion to maximise living space.

Finally, there is an outbuilding located across the street. This...