LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39750RL50 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Semi detached stone village house with garden. Amenities within walking distance in Le Teilleul.















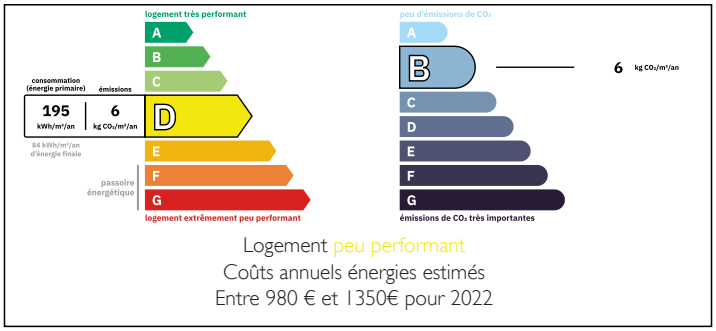
INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	342 m2

IN BRIEF

A two bed semi-detached stone village property with a good sized garden and building to renovate. There is potential to extend into the attic. Tucked away in a quiet back street location in a village with amenities. Ferries and airports within two hours. St Malo 90km, Rennes a 88km, Mont St Michel 54km. An ideal holiday or permanent home and a must see property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 980 € et 1350€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39750RL50 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **550 EUR**

NOTES

DESCRIPTION

Located in a quiet side street , but with village amenities a stones throw away, this versatile property makes for a great permanent or holiday home.

Ground floor.
You enter into a surprsingly roomy 27m2 lounge/diner. Stairs lead to the first floor and to the rear you find a kitchen with solid wood units as well as a door leading to the rear garden. Off the kitchen is a shower room.
First floor.
Here you find two bedrooms of 6.5 and 14.5m2 as well as a separate WC. There is the potential to create another shower room here.

Second floor.
The attic space again has the potential for conversion. It has been insulated within the last five years.

Basement.
Covering the footprint of the house, the good sized Basement houses a heat pump controlled central heating system less than five years old and provides dry storage. It can be accessed from the street or from inside the house.

Outside.
There is a generous attached garden laid mostly to lawn with a small concrete block storage building at the bottom. Attached to the house is a building to renovate that looks to have been a small house at some point. Now the building could again be used for additional storage or even a workshop. There is private parking and potential to create a garage.

Come and take a look. You will not be disappointed.

Information about risks to which this property is exposed is...