

This attractive three-bedroom pavilion-style property comes with several outbuildings and sits on a generous plot



INFORMATION

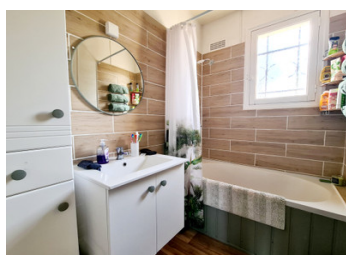
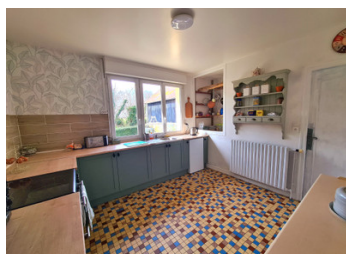
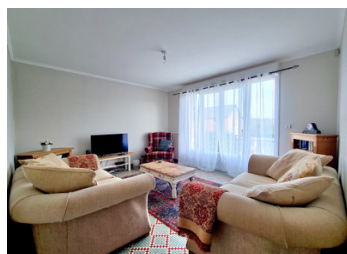
Town:	Le Teilleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	0 m2

IN BRIEF

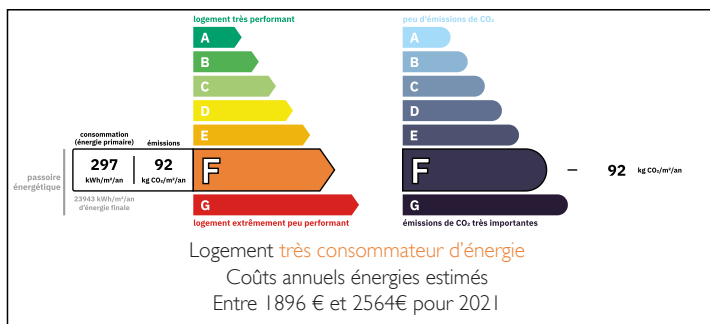
This well-presented three-bedroom property offers an ideal family home, combining generous outdoor space with practical living. Set on a large plot and complemented by several outbuildings, it provides excellent potential for gardening, hobbies, or small-scale self-sufficiency.

The house benefits from single-storey living, making it both comfortable and convenient, and is ideally located close to local amenities.

Positioned set back from the road, the property enjoys a sense of privacy while remaining easily accessible — perfect for those seeking space and tranquillity without feeling isolated.



ENERGY - DPE



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.



DESCRIPTION

Entering through the entrance hall with its built-in storage, you are led into a spacious living room (15.6m²) with double doors opening onto a front terrace. The modern fitted kitchen (10.5m²) has plenty of storage and worksurfaces and offers space for a breakfast table along with providing access to the basement (sous-sol).

There are three double bedrooms (10.9m², 10.5m², 9.1m²) all with wooden flooring, two of which benefit from built-in storage along with a separate dining room (9m²) ideal for entertaining (could make a 4th bedroom) The contemporary bathroom (3.8m²) has been tastefully renovated and features a bathtub, a separate shower, and storage units. There is also a separate WC.

The basement extends across the full footprint of the house and is currently used as a garage, storage area, and utility space.

The property sits on a generous plot of land including a vegetable garden, courtyard, and lawned area. Three sizeable outbuildings complete the property.

Ideally located on the outskirts of Le Teilleul, with easy access to all local amenities.

Additional features include a compliant septic tank, solar panels, oil-fired central heating, and partial double glazing.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES