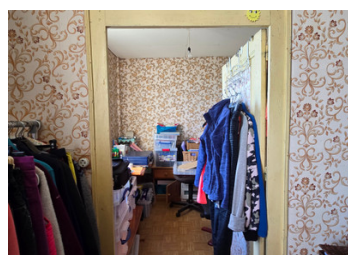


Stone farmhouse with attached barn, outbuildings and large garden



INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	1175 m2



IN BRIEF

A rural stone farmhouse near Mortain, set on over 1.1 hectares. It has two bedrooms, a study, attic space and a traditional fireplace, plus an attached barn and a separate outbuilding with potential for storage or conversion, subject to permissions. Requiring full renovation, it offers scope to create a home tailored to your plans. Le Teilleul is nearby, and Mortain is about 14 km away.

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: 159 EUR

NOTES

DESCRIPTION

A characterful stone farmhouse in the Normandy countryside, set on over 1.1 hectares and close to Le Teilleul. Inside, you'll find two bedrooms, a study, attic space and a traditional fireplace. An attached barn and a separate outbuilding offer exciting possibilities for storage or conversion, subject to planning permission. Requiring full renovation, the property is a wonderful opportunity to create a rural home to suit your vision, with Mortain just 14 km away.

Set in a peaceful rural location between Mortain and Le Teilleul, this traditional stone farmhouse offers a wonderful opportunity to create a characterful country home. The property requires complete modernisation and includes a substantial attached barn, a separate outbuilding and a generous plot, with scope for further development subject to the necessary permissions.

The ground floor features a spacious, welcoming hallway, a kitchen and living/dining room with a traditional open fireplace, a shower room and a separate WC. Upstairs are two bedrooms, a smaller adjoining room that could become a study, dressing room or child's bedroom, and an attic with potential for conversion, subject to permissions.

The attached stone barn extends over two levels. A separate lean-to offers useful storage or workshop space, with potential for conversion, subject to permissions. Gardens surround the house, with room for off-road parking and plenty of space to enjoy the surrounding countryside.

Le Teilleul is nearby, while Mortain offers a wider range of shops and services. Larger towns are within around half an hour's drive, and the property is...