LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48047LSB50 Price: 58 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (51 400 EUR without fees)

Rural Colombage Cottage with attached stone-built barn and large garden















INFORMATION

Town:	**Le Teilleul**
Department:	**Manche**
Bed:	**2**
Bath:	**1**
Floor:	**150 m2**
Plot Size:	**1209 m2**

IN BRIEF

A rural stone Barn and colombage Cottage (150 sq m) between Mortain (10km) and Saint-Hilaire-du-Harcouet (17km), set on a generous plot of 1,209 sq m.

The Cottage has a ground flood Kitchen/Diner and Fireplace, Shower Room, Toilet; 1st floor two bedrooms, a study; 2nd floor Attic space. The attached stone Barn with window, single and double doors, also has an independent fireplace. Additionally, attached to the Cottage is a large lean-to storage space, suitable for upgrading to Motorhome garaging

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.

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LOCAL TAXES

Taxe foncière: **159 EUR**

NOTES

DESCRIPTION

Set in a peaceful rural location, just 4km from the local Village of Le Teilleul, and also 4km from the Voie Verte, a long-distance cycling route from Paris to coastal Mont Saint-Michel. From the large garden can be seen the distant Mortainais Ridges (https://www.gr-infos.com/en/grp-mortainais.htm).
Further road-side access has been given to the garden to construct a semi-circular large vehicle turning route.
The Cottage requires complete modernisation, though operates completely functionally; with a new hot water boiler and toilet. Adequate partial electricity upgraded for appliances etc and fast fibre internet. The attic has the potential for a large bedroom and en-suite and could also give door access to the Barn.
The stone Barn is ready to create a property over 3 floors or also adjoin the Cottage – particularly useful if 1 single floor for wheelchair access is required.
Planning permission has lapsed, however, can be re-applied.

Le Teilleul has banks, a post-office, library, dentist, doctor, bars and a mini-supermarket with fuel. Also a school up to 11 yrs, thereafter Colleges locally.
Saint-Hilaire-du Harcouet has a full range of facilities including supermarkets, weekly market, swimming pool, gym, and several restaurants.

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