LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A49054AFE50 Price: 118 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (110 000 EUR without fees)

2 bed cottage with 3rd bedroom potential. Spacious gardens, workshop and less than 2km from amenities.















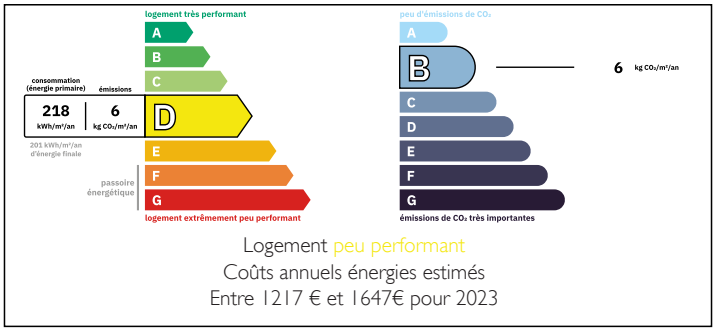
INFORMATION

Town:	Le Teilleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	109 m2
Plot Size:	1390 m2

IN BRIEF

This charming country cottage offers spacious living accommodation, a large garden, private parking and a useful workshop. Ideal as either a permanent home or a holiday retreat, the property is conveniently located within easy reach of the market town of Le Teilleul, with its range of local amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1217 € et 1647€ pour 2023

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:	**250 EUR**

NOTES

DESCRIPTION

You enter the property into a modern, fully fitted kitchen with dining area (30.76m²), offering plenty of storage and worktop space, making it an ideal place for entertaining. A central fireplace with woodburner adds character, while a useful walk-in cupboard provides handy storage for coats, boots and everyday essentials.

The lounge (27.67m²) is a lovely family space, featuring a woodburner and views over the garden. There is also a spacious ground-floor bedroom (25.12m²), complete with its own woodburner for cosy evenings and stairs leading to a mezzanine (6.32m²), ideal for use as a study or reading area. This room offers excellent flexibility and could easily serve a variety of purposes, including a separate TV room, home office or, as currently used, a ground-floor bedroom. There is also the advantage of a separate entrance.

On the first floor, you will find a good-sized double bedroom (15.39m²) and a shower room with WC (3.52m²). A further large loft area (26.20m²) is ready for renovation and offers the potential to create an additional bedroom with ensuite facilities for those seeking a project.

Outside, the property benefits from gardens to both the front and rear, a terrace, BBQ area and private parking. A good-sized workshop (26m2) provides useful additional storage or space for hobbies.

Conveniently located within easy reach of Le Teilleul and its range of shops and amenities, this is a versatile country cottage offering comfortable accommodation with plenty of further potential if required.

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