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Countryside house for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



€150,000

inc. of agency fees

3 Beds 2 Baths 90 sqm 0.24 ha

3 bedroom country house for sale in a quiet position with over 1/2 acre The property is in a quiet position at the end of a no through...

At a Glance

Reference	MFH-NORF01843	Near to	Le Teilleul	Price	€150,000
Bed	3	Bath	2	Hab.Space	90 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

3 bedroom country house for sale in a quiet position with over 1/2 acre

The property is in a quiet position at the end of a no through lane with one neighbour, surrounded by fields. The current owners have had the property over 15 years and had a new roof on the property with new timbers

in 2022, a new woodburner in 2019 and a recent kitchen. There is a useful ground floor bedroom and bathroom.

The property is situated near a village which offers a bar and restaurant, bakery and hairdresser and it is about a 7 minute walk. It is close to the Normandy/Brittany border in the Manche area of Normandy. The UNESCO heritage site of Mont St Michel is 42 km. The ferry port at Dinard is just over 1 hour's drive and Caen Ouistreham is 70 km. The property is a 10 minute drive from the bustling market town of St. Hilaire du Harcouet with Normandy's largest farmer's market. Brittany's Emerald Coast offering beautiful beaches is just 40 minutes away.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Open Plan Lounge/Dining Room/Kitchen:

Lounge/Dining Room Area 6.22 x 4.68m (max) Partly glazed door and side panel, Partly glazed door and window to front elevation. Stairs to first floor with cupboard under. Brick fireplace with woodburner. Exposed beams. Night storage heater.

Kitchen Area 2.34 x 2.21m Range of matching base and wall units including display unit. Worktops and tiled splashback. Stainless steel sink with mixer tap. 4-ring electric hob with extractor over. Built-in oven. Extractor. Opening to:

Utility Area 3.22 x 2.15m Partly glazed door to east elevation. Tiled floor. Space for fridge/freezer. Base and wall units. Cupboard housing electrics. Cupboard housing hot water cylinder. Space and plumbing for washing machine. Wine rack.

Inner Hall Tiled floor.

Bathroom 2.23 x 1.48m Obscure glazed window to rear elevation. Bath with partly tiled surround and Grohe shower and mixer. Pedestal basin. Extractor.

Bedroom 1 3.93 x 3.23m Window to east elevation.

Cloakroom Tiled floor. WC. Extractor.

On the First Floor -

Landing/Study Area 3.94 x 1.62m Velux window to front elevation. Sloping ceiling. Exposed beams.

Shower Room 2.56 x 1.09m Velux window to rear elevation. Sloping ceiling. Shower. WC. Pedestal basin. Extractor.

Bedroom 2 3.87 x 3.55m Sloping ceiling. Velux window to front and rear elevation. Built-in eaves storage cupboards with sliding doors.

Bedroom 3 3.10 x 2.90m Velux window to front elevation. Sloping ceiling.

OUTSIDE :

Double wooden gates lead to gravel drive, parking and turning area. The garden is laid to lawn with mature trees and hedges. Well. Outside tap. Attached shed to the rear of the property. **Detached Timber Barn** with corrugated iron roof. Divided into Open Fronted **Car Port** 5.68 x 3.78m; Attached **Barn** 5.68 x 3.97m Opening to front elevation. Attached **Shed** to the rear 3.27 x 2.80m Corrugated iron. Pedestrian door to east elevation. Attached **Shed** 2.73 x 2.61m Corrugated iron and Fibro cement. Door to west elevation. Attached **Wood Store** 5.68 x 3.12m Opening to front elevation.

Separate detached **shed** constructed of corrugated iron under a tiled roof. Door to east elevation. 3.40 x 2.37m. Attached **Shed** 3.40 x 2.40m Door to west elevation.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. There is a telegraph pole at the end of the garden to which there is a telephone line. Fibre optic believed to be available. Drainage is to an all water septic tank believed to have been installed in 2007. Heating is provided by a woodburner and a night storage heater.

FINANCIAL DETAILS :

Taxes Foncières : 646€ per annum

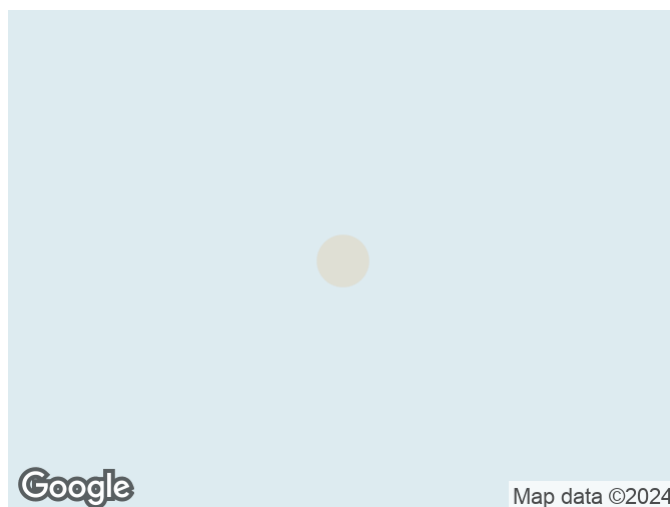
Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€150,000

Key Information

Internal Area:	90 sqm
Land Area:	0.24 ha

Location: Normandy



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