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Countryside house for sale in Manche - VIRTUAL TOUR

Le Teilleul , Manche , Normandy



€161,000

inc. of agency fees

5 Beds 4 Baths 234 sqm 0.4 ha

Substantial Farmhouse with gîte and large garden This property has a garden of just over an acre. It comprises a detached stone house...

At a Glance

Reference	MFH-NORF01873	Near to	Le Teilleul	Price	€161,000
Bed	5	Bath	4	Hab.Space	234 sqm
Land	0.4 ha	Pool	No	Land Tax	N/A

Property Description

Substantial Farmhouse with gîte and large garden

This property has a garden of just over an acre. It comprises a detached stone house and separate stone gîte. Both properties are in need of some TLC to restore them to their former glory.

The property is situated near Le Teilleul, a village with a small supermarket, boulangerie, chemist, butcher and other shops, schools and doctor's surgery. A local small market is held on Thursdays. The property is in the Manche area of Normandy. The medieval town of Domfront and St Hilaire du Harcouët with all amenities are only a short distance away. The famous fortified church and UNESCO heritage site, MONT ST MICHEL, is only 40 minutes away and the port of ST. MALO a bit further along the coast. It is 1 hour 12 minutes drive from Saint-Lo (45 miles); 1 hour 19 minutes drive from Laval (45 miles) and 2 hours 38 minutes drive from Nantes (137 miles). The ferry port at Caen Ouistreham is 1 hour and 43 minutes drive and Cherbourg is 2 hours and 25 minutes.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall 8.71 x 6.08m Partly glazed double doors to front and partly glazed door to rear elevation. Tiled floor. Exposed beams. Stairs to first-floor study area. Convector heater.

Lounge 6.59 x 5.96m Window to front and partly glazed double doors to rear elevations. Exposed beams. Granite fireplace with raised hearth and woodburner. Built-in cupboard. 2 convector heaters.

Kitchen/Dining Room 6.12 x 5.89m Partly glazed double doors to front and rear elevations. Tiled floor. Exposed beams and stone walls. Telephone socket. Convector heater. Range of matching base units. Built-in oven, microwave and fridge. Stainless steel sink with mixer tap. Marble worktops. Space and plumbing for washing machine. Deville solid fuel "Rayburn" style cooker.

On the First Floor -

Landing Stairs to second floor. Window to front elevation. Shelving with cupboard under.

Bedroom 1 4.68 x 3.25m Window to rear elevation. Wood flooring. Convector heater. Built-in wardrobe. Door to:

Shower Room 3.17 x 1.76m Window to north elevation. Shower. WC. Pedestal basin. Wood flooring. Heated towel rail.

Dressing Room/Nursery 2.71 x 2.29m Obscure glazed window to rear elevation. Wood flooring.

Bedroom 2 4.69 x 2.70m Window to front elevation. Convector heater. Wood flooring. Built-in wardrobe. Door to:

En-Suite Shower Room 2.70 x 1.62m Pedestalbasin. WC. Window to north elevation. Recess and

plumbing for shower. Wood flooring. Heated electric towel rail.

Cloakroom Pedestal basin. WC. Wood flooring.

Master Bedroom 4.55 x 4.34m Wood flooring. Window to front elevation. Convector heater. Walk-in wardrobe. Door to:

En-Suite Bathroom 3.16 x 1.80m Window to rear elevation. Wood flooring. Corner bath with mixer tap/shower fitment and tiled surround. WC. Vanity unit with mirror and light over. Heated towel rail.

THE ACCOMMODATION IN THE GÎTE COMPRISES :

On the Ground Floor -

Kitchen/Dining Room 8.58 x 3.22m Large window and partly glazed door and side panel to front elevation. Tiled floor. Fireplace with old bread oven. Exposed beams. Range of matching base and wall units including display unit. Sink with mixer tap. Space for under-counter fridge. Built-in oven and electric hob with extractor over. Worktops and tiled splashback.

Lounge 5.93 x 4.15m Wood flooring. Window to front and rear elevations. Exposed stone wall. Stairs to **Galleried Landing**

On the First Floor -

Bedroom 1 4.54 x 3.34m Exposed "A" frame. Window and Velux window to front and Velux window to rear elevations. Wood flooring.

Bedroom 2 5.90 x 2.38m Window to front elevation. Wood flooring. Exposed "A" frame. Hot water cylinder. Exposed stone wall.

Bathroom 2.49 x 1.72m Bath with mixer tap/shower fitment. Vanity basin. WC. Exposed stone. Velux window to rear elevation.

OUTSIDE :

A **gravel drive** leads to parking and turning area.

The **garden** is laid to lawn and is partly walled. Well.

ADDITIONAL INFORMATION :

Mains electricity and water are connected. Drainage is to an all water septic tank. Heating in the main house

is provided by a Deville solid fuel cooker/heater and electric radiators. There is no heating in the gîte. 2 electric hot water cylinders.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,650€ per annum

Taxe d'habitation : € per annum

Asking price : 161,000€ including Agency fees of 11,000€. In addition the purchaser will have to pay the Notaire's fee of 12,300€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 4 423€ and 5 985€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001873

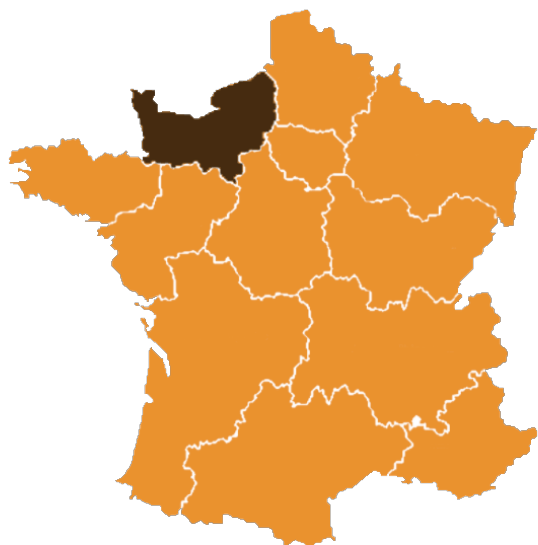
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€161,000

Key Information

Internal Area:	234 sqm
Land Area:	0.4 ha

Location: Normandy



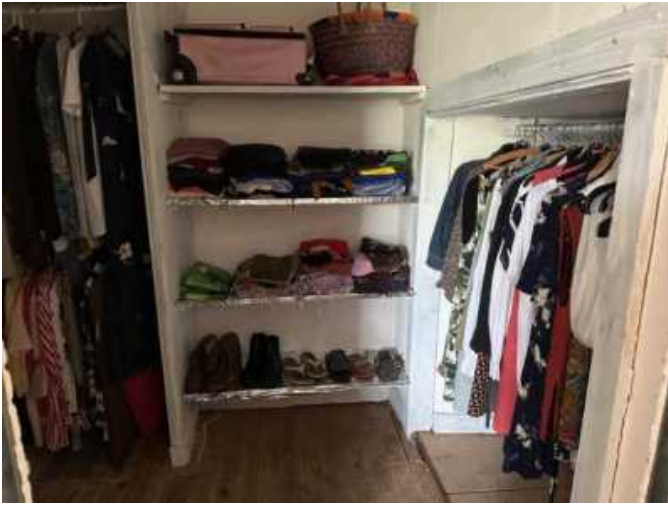
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