

Ref: A39222AMM50

Price: 55 000 EUR

agency fees to be paid by the seller

Attractive town centre house with seperate garage and parking situated on a quiet road I minute from amenities



## INFORMATION

Town: Le Teilleul

Department: Manche

Bed: 3

Bath:

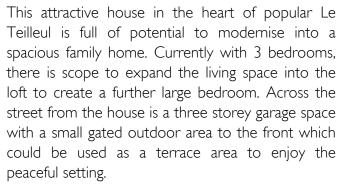
Floor: 80.12 m2

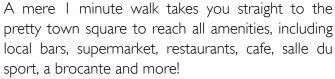
Plot Size: 20 m<sup>2</sup>





# IN BRIEF





Tucked away on a quiet side road overlooking Le Teilleul's large impressive church, this house has a peaceful and calm atmosphere. A must-see for those who are looking to create a modern family home...









**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 habitation: EUR

### NOTES

#### DESCRIPTION

A stone-built residential house with slate roofing at the front and fibre cement roofing at the rear, PVC double-glazing with manual roller shutters to most windows, with decorating work required to modernise.

On the ground floor the front door leads into a large kitchen with plenty of room for a dining table or to add a breakfast bar or island unit to make a large sociable kitchen. This welcoming bright space is equipped with upper and lower cupboards, two upper cupboards with a hood and a sink unit with a cupboard.

A small hallway with a large fitted cupboard and a seperate WC leads down some steps to the large lounge, where there is also space for a dining area if desired. This light room has two large windows and there is an extenal door out to the street which could be used as the main entrance if preferred.

A door in the kitchen takes you to the staircase leading to the first floor and on this level you will find three bedrooms. One with a shower cubicle and washbasin and another with just a washbasin. The two main bedrooms have original wooden fireplaces which are an attractive feature.

A wooden ladder on the landing leads to the second floor where you will find an attic covering the entire area. This has good height and a square casement window so ideal for conversion to maximise living space.

Finally, there is an outbuilding located across the street. This...