

Semi detached stone village house with garden. Amenities within walking distance in Le Teilleul.



## INFORMATION

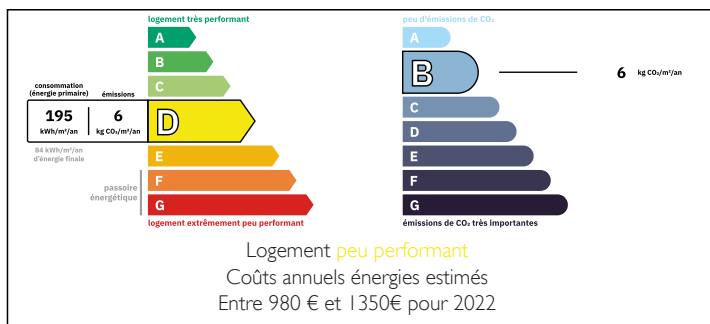
Town:	Le Teilleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	342 m2



## IN BRIEF

A two bed semi-detached stone village property with a good sized garden and building to renovate. There is potential to extend into the attic. Tucked away in a quiet back street location in a village with amenities. Ferries and airports within two hours. St Malo 90km, Rennes a 88km, Mont St Michel 54km. An ideal holiday or permanent home and a must see property.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière:	550 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Located in a quiet side street , but with village amenities a stones throw away, this versatile property makes for a great permanent or holiday home.

Ground floor.

You enter into a surprsingly roomy 27m2 lounge/diner. Stairs lead to the first floor and to the rear you find a kitchen with solid wood units as well as a door leading to the rear garden. Off the kitchen is a shower room.

First floor.

Here you find two bedrooms of 6.5 and 14.5m2 as well as a separate WC. There is the potential to create another shower room here.

Second floor.

The attic space again has the potential for conversion. It has been insulated within the last five years.

Basement.

Covering the footprint of the house, the good sized Basement houses a heat pump controlled central heating system less than five years old and provides dry storage. It can be accessed from the street or from inside the house.

Outside.

There is a generous attached garden laid mostly to lawn with a small concrete block storage building at the bottom. Attached to the house is a building to renovate that looks to have been a small house at some point. Now the building could again be used for additional storage or even a workshop. There is private parking and potential to create a garage.

Come and take a look. You will not be disappointed.

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Information about risks to which this property is exposed is...