

Ref: A26471RBR61

Price: 14 400 EUR

agency fees to be paid by the seller

#### CONSTRUCTIBLE LAND 440 sq meters; A sunny location adjoining house with grocery in the village.















**ENERGY - DPE** 

DPE not required.

### INFORMATION

Town: Tinchebray-Bocage

Department: Orne

Bed: 0

Bath: 0

Floor: 50 m<sup>2</sup>

Plot Size: 440 m2

### IN BRIEF

CONSTRUCTIBLE LAND - Located in a lovely area that enjoys sun all afternoon and offers fabulous views within walking distance.

#### Key Features:

Utilities: Electricity, water, mains drainage, and optic fiber services are all in close proximity.

Potential: This project would suit a builder or an enthusiastic DIY-er.

Land: The adjoining land is fenced.

#### Village Amenities:

Education: The village has a first-class primary school. Shopping: There is a grocer's shop and a 24-hour express delivery shop for essentials.

This opportunity is ideal for a builder or a skilled DIY enthusiast looking to create a wonderful home in a

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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.





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## DESCRIPTION

Constructible land of 440 square meters ;A residential house built in stone and covered in slate to be completely renovated. Perimeter fenced land without a well.

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





## LOCAL TAXES

Taxe habitation: EUR

# NOTES