

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

EXCLUSIVE



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	0
Bath:	0
Floor:	50 m2
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



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.



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.

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