

**UNDER OFFER / Beautiful and sunny stone house from 1877 in a quiet location**



## INFORMATION

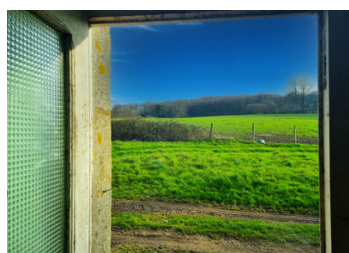
<b>Town:</b>	<b>Tinchebray-Bocage</b>
<b>Department:</b>	<b>Orne</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>110 m2</b>
<b>Plot Size:</b>	<b>2031 m2</b>

## IN BRIEF

This beautiful stone house from 1877 with southern exposure is looking for new owners who will give the house a new life with a lot of love, some renovation work and their own vision.

Unleash the potential of this beautiful house, which can become a unique home with its quiet location, its beautiful wide view of nature, its own apple tree population, the large garden with a small outbuilding and the possibility for 4 bedrooms.

The house also has an electricity and water connection.



## 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

Detached stone and brick house consisting of a living room and kitchen on the ground floor, three bedrooms and a bathroom on the first floor, a large attic that can be converted into an additional bedroom, a large garden with apple trees and a small outbuilding.

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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 foncière: 369 EUR**

**Taxe habitation: EUR**

## NOTES