

Charming and renovated traditional village house with garden and garages.



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	270 m2

IN BRIEF

A charming village house on 3 levels with garden and outshed/ garage, situated adjacent to the village store for all necessities.

This house is really nicely renovated and has a spacious kitchen diner / lounge and two beautiful ensuite bedrooms and potentially an easy loft conversion for a third bedroom. Not to be missed. The first floor bedroom has a large bathroom with bath and WC.

The second floor bedroom has an ensuite shower. The garden has an adjacent terrace at the rear and is some 50 square meters leads to a workshop / garage.

Distances to weekly markets below : -

Tinchebray - 11kms

Flers - 14kms

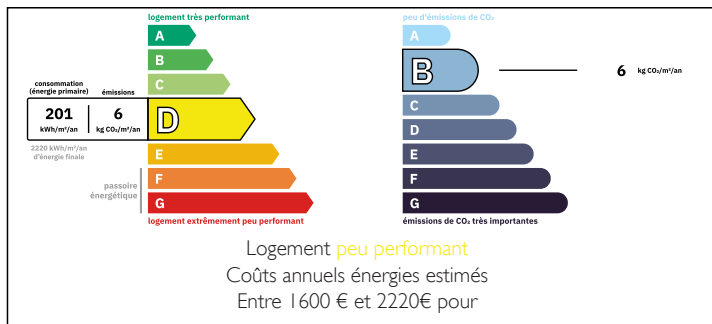
Vire - 23 kms

Sourdeval - 20ms

Conde sur Noireau - 25kms,



ENERGY - DPE



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

A stone-built, slate-roofed house comprising - on the ground floor; a lounge cum kitchen.

On the first floor; a bedroom with bathroom, bath, and WC.

Second floor: bedroom with shower room and WC.

Outside, there is land and a garage leading to Rue de la Guittoniere. At a distance, a double garage on rue de Tinchebray.

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

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES