

A charming house with 3 bedrooms including one on the ground floor. Large garden and a walk to the bakery.



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	923 m2

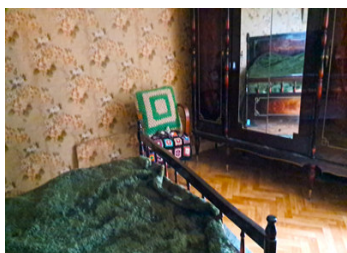
IN BRIEF

A very comfortable house with plenty of garden and a little building in the garden to renovate if wanted. Optic fibre available here, in walking distance to the market town of Tinchebray.

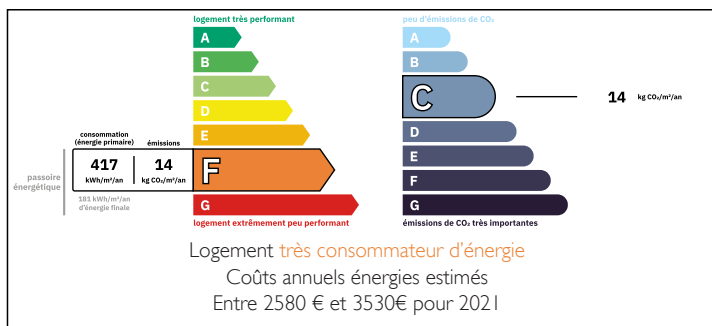
Three more lovely towns nearby at Vire, Sourdeval and Flers all with weekly markets and lovely restaurants and a museum in the town of Tinchebray,

Lots to do in this area including a trip to Mont St Michel, Domfront castle or the DDay beaches for a day out.

The house is cosy with a front garden for flowers and a bbq there, the rear garden for parking and a vegetable plot with several small outbuildings for garden tools et.. and a garage.

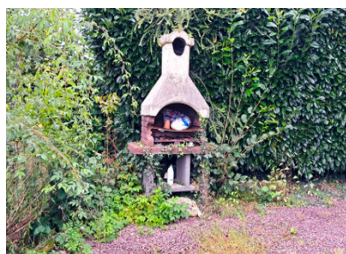
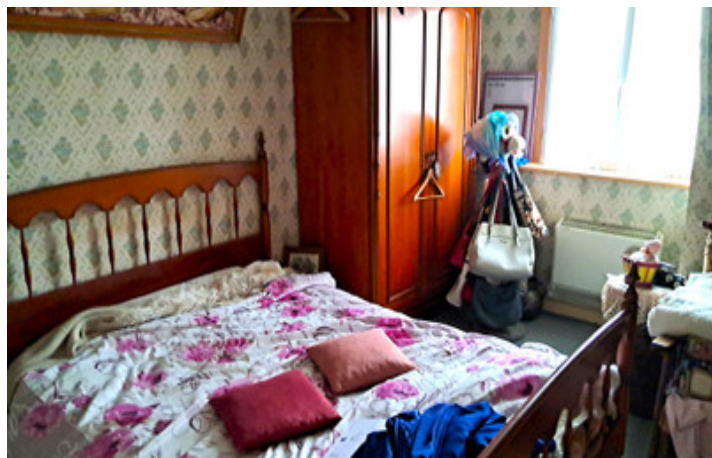


ENERGY - DPE



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 dwelling comprising : -
Ground floor: entrance, kitchen, sitting room cum dining room, corridor, cellar, bedroom, shower, WC, cellar.

First floor: 2 bedrooms and a landing.

Outside, a stone building and 3 small steel buildings.
Plot of land.

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