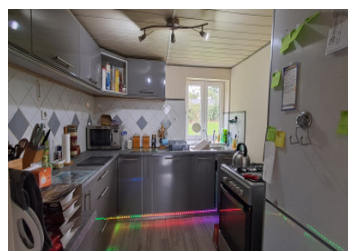


A pretty house in the country with land and outbuildings. Ideal home for a young couple. Photos on request.



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	2
Bath:	1
Floor:	66.71 m ²
Plot Size:	4992 m ²

IN BRIEF

An adorable first home for a young couple in the countryside for a sustainable lifestyle. Outbuildings and land for a small holding.

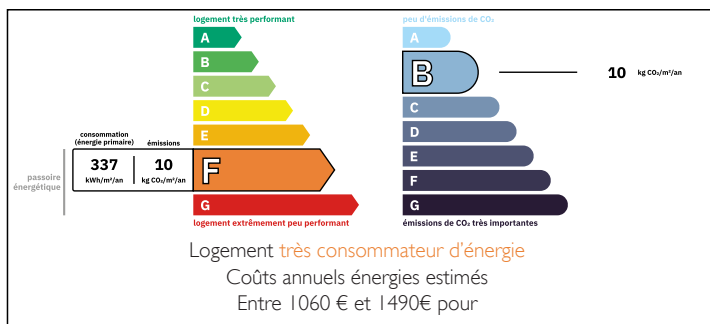
A lovely quiet area unperturbed by noisy neighbours.

There is huge potential here and numerous outbuildings stockage of tools etc..

The property benefits from electric heaters and a wood burning stove insert in the lounge.

It has a septic tank drainage and is supplied by well water only, though mains water is near if wanted, the vendor prefers pure well water.

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 dwelling with a slate roof comprising :

- on the ground floor: a lounge with a kitchen adjoining featuring a sink with cupboards, a fireplace with wood-burning stove insert, a storage room with sink and cupboards and a shower room, and W.C.

- First floor: landing and two bedrooms.

Attached to the house on the west side: a stone and breeze-block garage, covered in galvanise.

*Outbuildings: a stone building divided into three parts, covered in corrugated fibre cement sheets .

Attached to the rear of the building is a wooden shed with a sheet metal roof and attached to the building on the west side is a small wooden shed with a sheet metal roof.

On the west side of the building, a small wooden shed with a sheet metal roof.
A shed for the well and pump.

The property is not connected to the mains water supply and is furnished by 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 foncière: 350 EUR

Taxe habitation: EUR

NOTES