

A house for renovation in the centre of a village with large outbuilding.



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	1520 m2

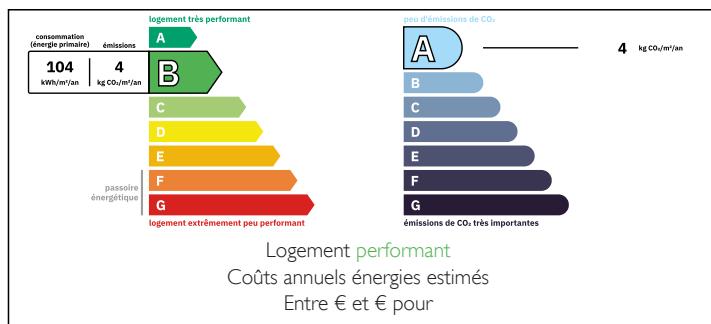
IN BRIEF

A residential house to be renovated comprising: Basement: Cellar Ground floor: Kitchen, large living room, bedroom. Upstairs: four bedrooms, a bathroom/WC, a landing, a convertible attic. A large separate workshop with basement and large double parking area underneath.

Fenced land. The house is supplied with water from a well, and mains water is nearby ready to be connected.

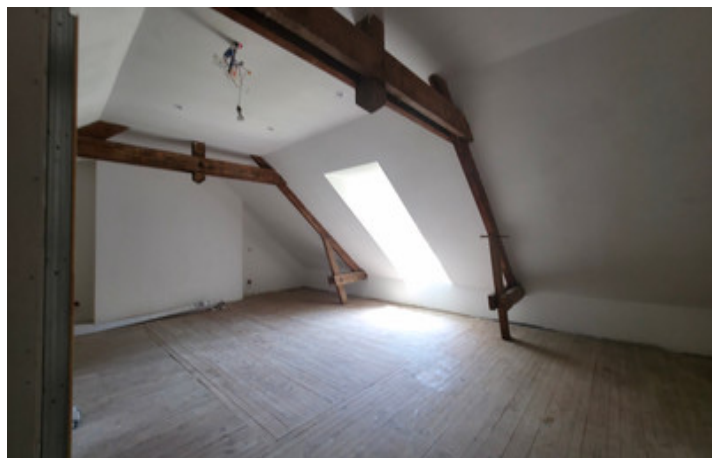


ENERGY - DPE



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

This delightful, traditional style Normandy home with a spacious outbuilding offers both charm and opportunity. Located in the picturesque village of Beauchêne renowned for its spectacular Christmas lights, having won multiple awards — this property is ideally situated opposite the beautiful village church which sits atop a hill landscaped with attractive gardens.

Beauchêne features a welcoming local bar and a convenient garage service, making it a friendly place to live with a strong community spirit.

The main house stands proudly on a generous plot and offers fantastic potential either as a large modern family home or for use as a guest house. The large adjacent workshop with double parking area below provides excellent space for creative or commercial projects.

Beauchêne is conveniently located with all amenities at Lonlay L'Abbaye a short 5 minute drive away. Close-by are also the medieval town of Domfront and larger town of Flers which has mainline train to Paris in 2hr 30mins, both a 15 minute drive away. The ferry port at Ouistreham is a 1hr 30 min drive, and the famous Mont Saint-Michel and the coast is a 1hr 5 min drive.

LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

NOTES

Viewing is highly recommended to fully appreciate the quality of what this property has to offer.

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