

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

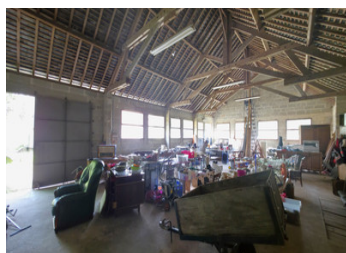
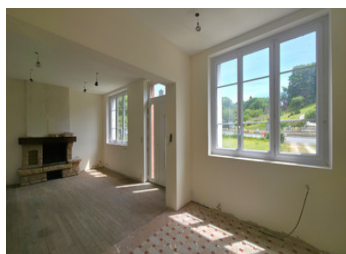


## INFORMATION

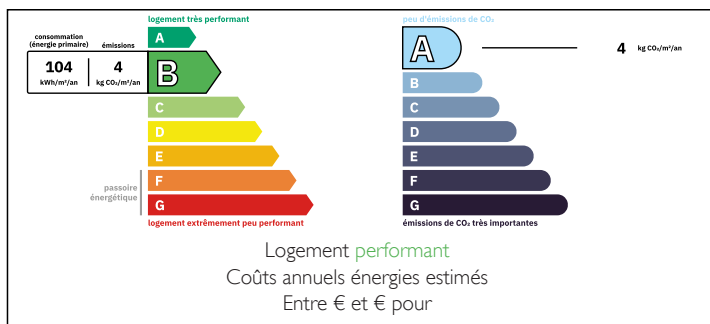
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	1520 m2

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

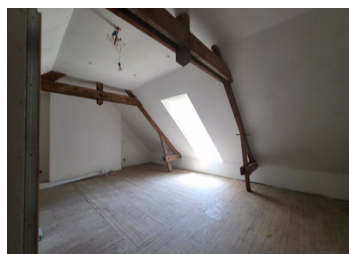


## ENERGY - DPE



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 property of a classic normandy house with a large outbuilding is a must to view. It is situated in the idyllic village of Beauchene which is famous for its celebration of christmas lights, having won awards several years running - its a trap for tourists. The village has a friendly local bar and garage service.

The property stands prominent opposite the beautiful church and has huge potential for a home of a business with a workshop adjacent and double garage beneath.

-----  
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