

Charming 3-Bedroom Brick Longère with Valley Views and Exceptional Outbuildings

EXCLUSIVE



INFORMATION

Town:	Ticheville
Department:	Orne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	4280 m2

IN BRIEF

Nestled in a highly sought-after hamlet, this beautifully presented 3-bedroom brick longère offers the perfect blend of character, comfort, and countryside living.

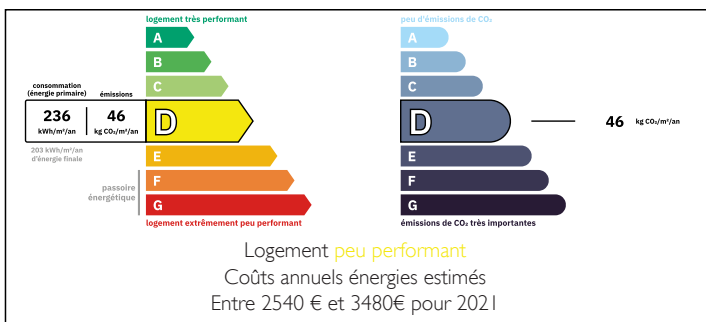
Set within established, well-maintained gardens, the home boasts a spacious rear terrace—ideal for relaxing or entertaining while taking in stunning views over the valley.

Inside, the property features a tasteful mix of traditional charm and modern convenience, with generously sized living areas and natural light throughout.

A standout feature is the huge outbuilding, which includes a 3-car garage and offers incredible potential for workshop space, storage, or further development (subject to permissions).

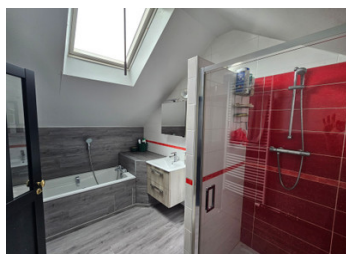
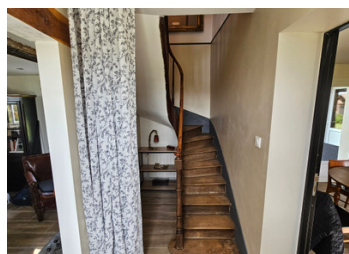


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Entrance hall 4m2
Dining room 14m2 with wood burner and access to terrace
Kitchen 10m2
Kitchen Store/utility room 7m2
Office 8m2
WC
Lounge room 20m2 with pellet burner

First floor

Landing
WC with wash hand basin
1st Bedroom 11m2
Bathroom 5m2
two enfilade bedrooms 9m2 and 6m2

Exterior

Boiler room 9m2
Shed 6m2
Hangar with Garage 44m2
Garage for two cars 25m2

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