

Exceptional, perfectly maintained superb town home with proximity to services on foot and business potential.



## INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	681 m2



## IN BRIEF

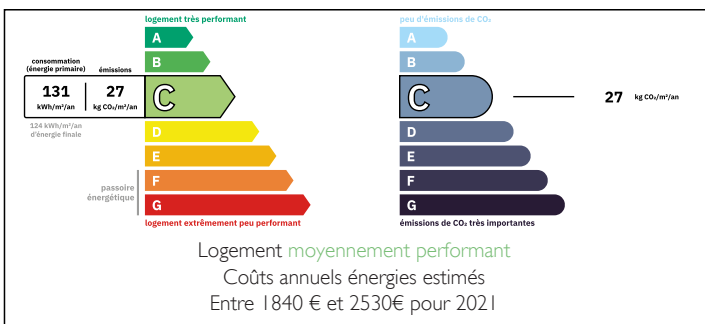
An exceptionally large and welcoming 4 bedroom property in the town centre in reach by foot of all amenities, doctors, schools, pharmacy, supermarket and more.

A double garage and exceptionally large lawned garden unusual for a town centre property with a delightful courtyard at the rear and its bike shed, make this property a super home for a large family. Conveniently located with two ground floor rooms for accommodation or a small business if wanted or needed for a little income, with regular passing trade.

This charming local market town is situated equidistant from the vibrant towns of Flers and Vire 15kms, both with weekly markets and station towns on the Paris Granville train line.

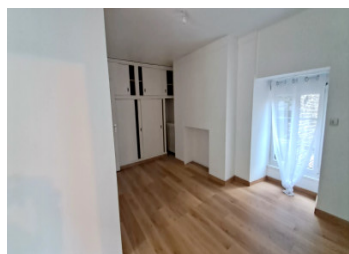
Sourdeval and Domfront are at 16 and 24kms respectively and both offer great days out with cafes, restaurants and tourist attractions, with...

## 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 house with slate roof comprising: -  
On the ground floor: an entrance hall, a dining room/large living room opening onto a large fitted kitchen with access to the garden, courtyard and garage, and a bathroom with WC.  
Adjacent are two rooms on the ground floor that could be converted into bedrooms or a boutique having road access..  
Upstairs on the first floor are four spacious bedrooms and a modern shower room with WC.  
On the second floor: two large living rooms to renovate with an well insulated attic above.  
Outside: a large garden, a walled terrace, a garage with a steel roof and a bicycle shed.  
Local village bars and restaurant surround the town aswell as nearby equestrian centres and an outdoor swimming pool.

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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