

Picturesque Normandy Farmhouse Renovation Project to complete with Superb Far-Reaching Views.

EXCLUSIVE



PHOTO 1 - VUE PROCHE DE LA MAISON



PHOTO 2 - VUE PROCHE DE LA MAISON

INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	0
Bath:	0
Floor:	145 m2
Plot Size:	5934 m2

IN BRIEF

A detached stone Longère to renovate surrounded by orchards and stunning views of the lush Normandy countryside all around. Architectural plans are included for the complete renovation of this large farmhouse and two outbuildings to create a modern 3-4 bedroomed home with a separate workshop or gîte set on a generous scenic plot.

ENERGY - DPE

DPE not required.

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.



1 ISOMETRIE 1 - ETAT FUTUR



2 ISOMETRIE 2 - ETAT FUTUR



1 ISOMETRIE 1 - ETAT ACTUEL



1 ISOMETRIE 2 - ETAT ACTUEL



1 FACADE 110 - ETAT ACTUEL



1 FACADE 120 - ETAT ACTUEL

LOCAL TAXES

Taxe foncière: 304 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A traditional stone-built farm building of 170 m² and two separate smaller stone-built outbuildings — all requiring complete renovation. The spacious main farmhouse building has attractive features such as original large stone fireplaces and wooden beams, and currently has a fibre cement roof.

There are architectural plans to transform the main building into a home with large, sociable living spaces on the ground floor: a separate kitchen, dining room, and two living rooms. On the first floor, there are currently plans for two large en-suite bedrooms and a large workshop space.

There are also full plans to transform the larger of the two outbuildings into a stylish independent gîte for guests; alternatively, this could also be used as a large workshop or office space. Currently, this outbuilding is empty and has a tin roof.

The property is set on a plot of 5,934 m², which is level and grass-covered, with mature fruit trees. Access to the property is via a gravelled driveway, with plenty of space to create a large private parking area close to the main dwelling.

Planning permission has been granted for work drawn up in the current architectural plans; these plans can be transferred to the new owner subject to application.

Water and electricity are ready on site to be connected.

Plans are included for a new fosse septique system, with the soil survey completed.

The property is a short 3-minute drive from the popular town of Tinchebray, which boasts a wide range of amenities, including...