

Stunning Large Family Home, 4+ Bedrooms, Village Setting Close to Tinchebray, A-Rated DPE

EXCLUSIVE



INFORMATION

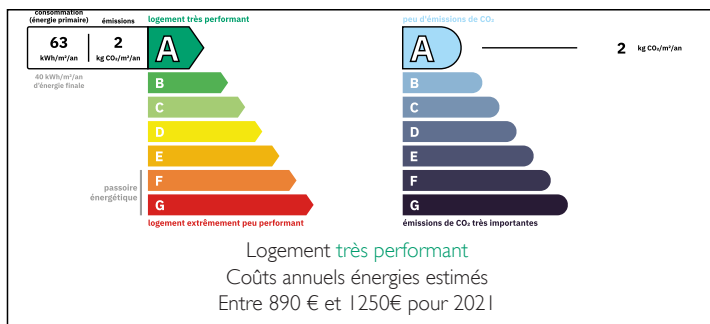
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	4
Floor:	215 m2
Plot Size:	1020 m2

IN BRIEF

This truly is a stunning home, combining exceptional energy efficiency with the charm of original character features. Boasting an impressive A-rated DPE, the property is both economical to run and environmentally friendly. Set in the heart of a pretty village, yet tucked away from passing traffic, it offers spacious and versatile accommodation over three levels. Connected to mains drainage and thoughtfully renovated, this is a rare opportunity to enjoy modern comfort without compromising on character. A property that really must be seen to be fully appreciated.



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 impressive family home offers spacious and versatile accommodation arranged over three floors, combining original character with modern comfort. The welcoming entrance room provides a generous central living area with a fireplace and wood-burning stove, creating a warm and inviting heart to the home. To one side is a well-appointed kitchen with both a front entrance and a rear door leading directly to the enclosed garden and lawn. On the opposite side is a comfortable snug, ideal as a television room, office or additional reception room. The ground floor also benefits from a utility/storage room and a separate WC.

The first floor offers three spacious bedrooms and a family bathroom, with one bedroom enjoying the advantage of its own en-suite bathroom. The second floor provides an impressive open-plan suite, currently used as a spacious bedroom with a bathroom and an adjoining dressing room or storage room.

Full of character, the property retains exposed beams and its original staircase while offering all the comforts of modern living. Recently fitted windows and doors are complemented by electric shutters on the ground floor and manual shutters on the first floor. The property benefits from mains drainage and is heated by an energy-efficient air source heat pump with underfloor heating on the ground floor and radiators upstairs.

Whether you are looking for a substantial family home or a property with business potential, this superb home is sure to impress. The photographs simply do not capture the true feeling and quality of...

NOTES