

Fabulous investment opportunity to save money and create 3 habitable dwellings to let, in a thriving town, .



## INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	11
Bath:	3
Floor:	400 m2
Plot Size:	1598 m2

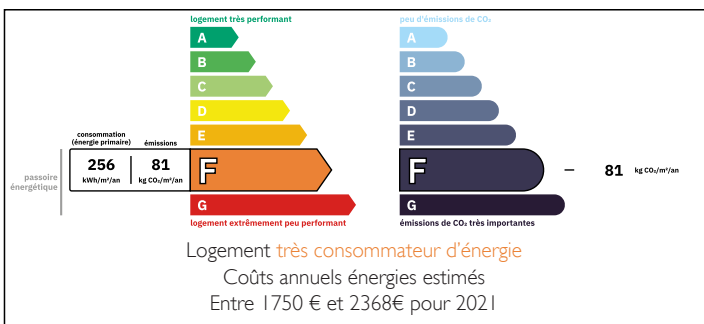


## IN BRIEF

Three separate letting properties. Some structural reconfiguration of the whole could increase letting opportunities.

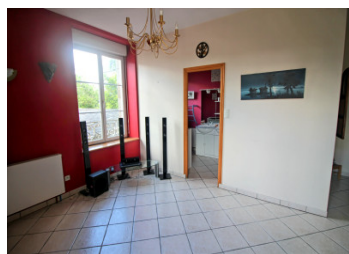
These properties would suit an investor very well. A huge potential exists for this property in a vibrant town with an increasing young population in need of lettings. Tinchebray is thriving with a dynamic town centre, 4 restaurants and all amenities.

## 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 flat to be fully equipped comprising three rooms.

Next to this is a main house comprising; on the ground floor; a boiler room with both oil fired and wood fired boilers and a hot water tank.

On the first floor; an entrance foyer leading to the left to a large lounge/dining room/bureau/kitchen /bar, a shower room with WC and washbasin.

On the floor above, there are 5 bedrooms, a WC and a bathroom.

From the entrance foyer to the right are two large bedrooms with dressing room, a shower room with washbasin and WC, below a boiler room with oil fired boiler.

Outside; a large courtyard and 3 covered parking spaces.

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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