

UNDER OFFER Town centre property ripe for a complete renovation. A pretty garden or parking adjacent.



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	120 m2



IN BRIEF

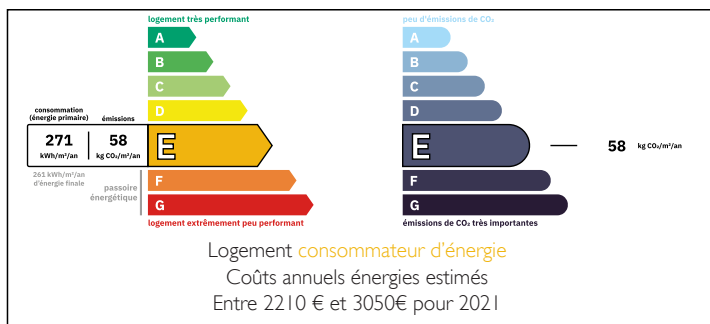
Huge letting potential for this property - some work for a good builder to do to bring regulations up to scratch. A good challenge in a busy town and a good area for letting.

THIS HOUSE REQUIRES a new kitchen, bathroom and all walls replastered and a new staircase at the minimum for a complete renovation to do.

Parking available adjacent to the house if wanted at small price.

Tax fonciere - 1158euros.

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 village house comprising:

- on the ground floor: a kitchen, a room, a living room, a shower room and a courtyard.
- First floor: three bedrooms and a shower room.

There is an attic.

Detached garden with garage.

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

LOCAL TAXES

Taxe foncière: 1158 EUR

Taxe habitation: EUR

NOTES