

A delightful house in a quiet location with a few neighbours, plus a separate renovation project to do.



## INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	1868 m2



## IN BRIEF

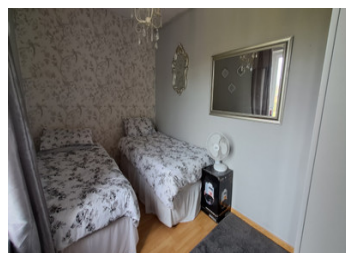
A charming location for this country house situated down a tiny lane leading to the nearby villages of Menil ciboult and Yvrandes, with little passing traffic.



The main house has been renovated to an excellent standard, over a number of years.

The house has oil fuelled heating and individual drainage.

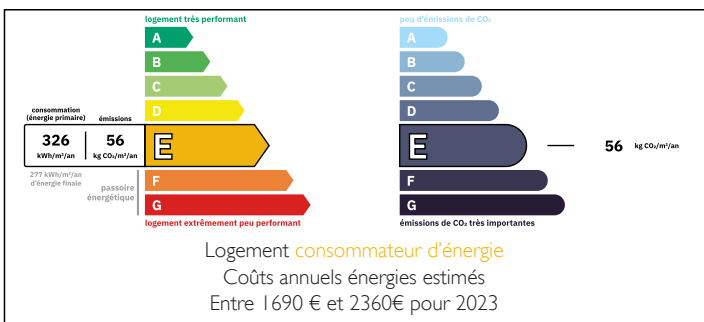
The double aspect kitchen diner is a delight and south facing.



This property would suit a small family for weekends and holidays in France being an hour to the port of Caen, or a builder /handy man for a project gite and a little eventual revenue.

The separate project is to convert an existing barn to a 4 bed detached home set out in 1500 sq metres of land, a super opportunity. The individual drainage is already installed here - your could move

## 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, slate-roofed dwelling house comprising: - first floor: entrance porch, dining room with wood-burning stove, leading to kitchen, dining room-2, bathroom with WC and boiler room for oil-fired heating.

First floor: - landing, bedroom and master bedroom with shower, bath and WC.

Attic above as bedroom.

Outside: - an adjoining building with a neighboring building in need of complete renovation. Garage. Plot of land.

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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