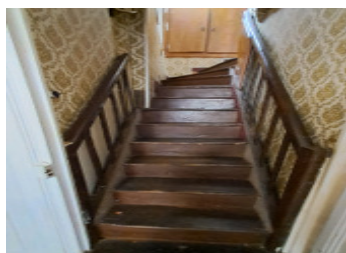
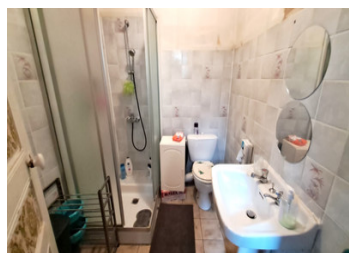


Under offer A Cute detached town house to renovate - such a convenient home. By foot to everything you need.

EXCLUSIVE



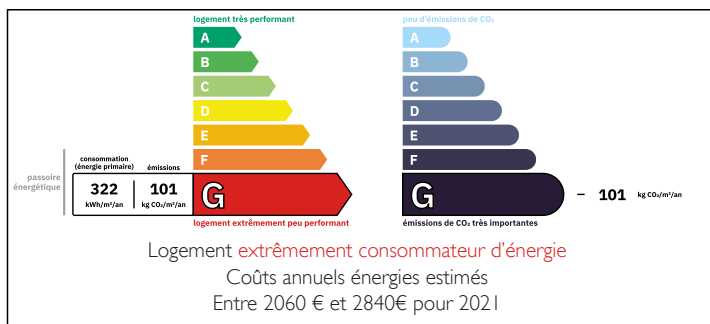
INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	3 m2

IN BRIEF

This pretty house has all the convenience of living in a good town, and is very habitable however, you will want to modernise it further as started by the present vendor for your own comfort and taste. There are 3 bedrooms , a large kitchen diner and very large lounge space. It has a tiny courtyard at the rear with side access to the lane on the west side of the house. Situated in Tinchebray town with all amenities and just 14 kms to the train station at Flers for the Paris Granville line, direct to Paris in 2 hours. There are weekly street markets in the towns of Flers, Conde sur Noireau, Vire and Sourdeval all towns in proximity and a small market on Saturdays in Tinchebray itself.

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 house to restore composed of a kitchen and large lounge/ dining room, one shower room on the first floor and WC on the ground and first floors. There is a boiler room, cellar and small courtyard.

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

LOCAL TAXES

Taxe foncière: 290 EUR

Taxe habitation: EUR

NOTES