

Charming 3-bedroom brick longère with valley views and exceptional outbuildings.



INFORMATION

Town:	Ticheville
Department:	Orne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	4280 m2



IN BRIEF

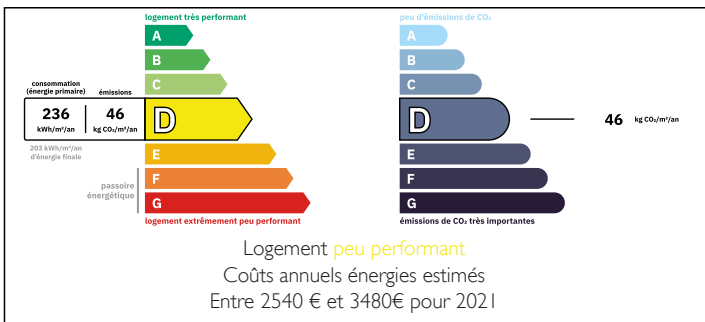
Nestled in a highly sought-after hamlet, this beautifully presented 3-bedroom brick longère offers the perfect blend of character, comfort, and countryside living.

Set within established, well-maintained gardens, the home boasts a spacious rear terrace—ideal for relaxing or entertaining while taking in stunning views over the valley.

Inside, the property features a tasteful mix of traditional charm and modern convenience, with generously sized living areas and natural light throughout.

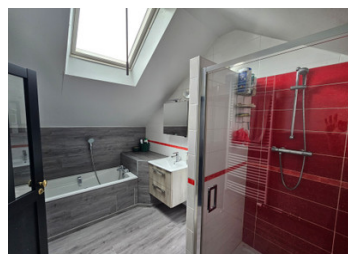
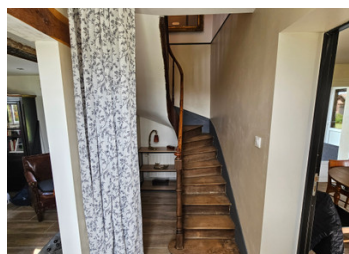
A standout feature is the huge outbuilding, which includes a 3-car garage and offers incredible potential for workshop space, storage, or further development (subject to permissions).

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.



LOCAL TAXES

Taxe foncière: **768 EUR**

NOTES

DESCRIPTION

Ground floor

Entrance hall 4m²

Dining room 14m² with wood burner and access to terrace

Kitchen 10m²

Kitchen Store/utility room 7m²

Office 8m²

WC

Lounge room 20m² with pellet burner

First floor:

Landing:

WC with wash hand basin

1st Bedroom 11m²

Bathroom 5m²

two enfilade bedrooms 9m² and 6m²

Exterior:

Boiler room 9m²

Shed 6m²

Hangar with Garage 44m²

Garage for two cars 25m²

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