

OFFER ACCEPTED Pretty stone property with outbuildings, a hectare of land



INFORMATION

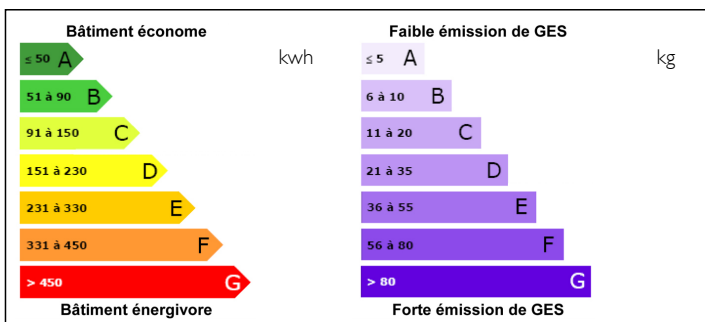
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	11060 m2

IN BRIEF

Surrounded by pretty woodlands & countryside on a plot of just over a hectare with 3 bedrooms and in good habitable condition. With tons of potential offering any buyer the chance to put their own stamp on it! With a huge outbuilding ideal as a workshop or other activity, plus further outbuildings which could be converted, subject to local planning. Benefitting from new electrics throughout!

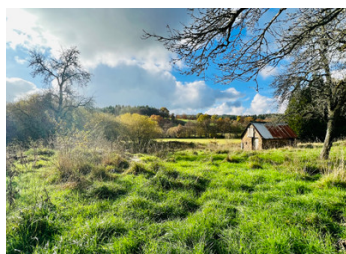


ENERGY - DPE



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: **843 EUR**

NOTES

DESCRIPTION

Currently arranged as follows:-

On the ground floor:-

Entrance hall with staircase to first floor.

Sitting room with fireplace and woodburning stove.

Utility kitchen & storage

Kitchen with dining space

Bathroom

WC

On the first floor:-

Large landing

Two bedrooms

On the second floor:-

Converted attic space with master bedroom.

Radiators and plumbing is in place for central heating, a new boiler will be required.

Exterior:-

Gravelled patio areas to the front and side

Large outbuilding with electric and water in place

Three further stone buildings for conversion if desired, subject to planning permission.

Land surrounding the property extending to border a stream.

Many more images are available upon request.

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