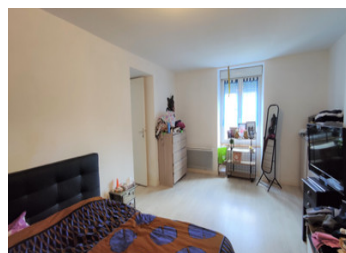


Consider this an investment property with ground floor living and 3 bedrooms. Near Vire.



INFORMATION

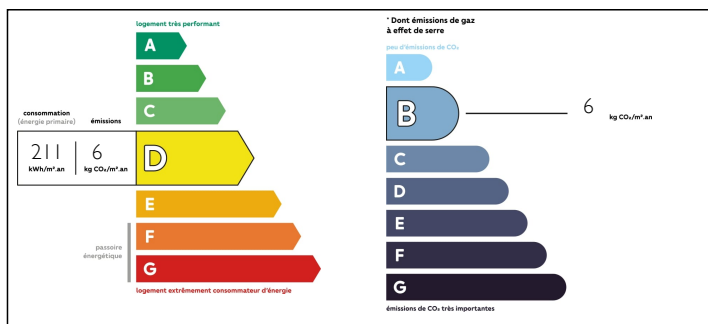
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	1044 m2



IN BRIEF

A professionally renovated village house in an excellent state of repair, light bright and modern with useful ground floor bedroom and bathroom. A well equipped kitchen, a large dining space and an even larger lounge with wood burning stove, all round a very comfortable home with outside areas and garage, and if wanted a project to the rear for any builder to keep his hand in after retirement in this lovely village. The property benefits from electric radiators throughout together with good insulation and a dpe D rating.

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-built house with a slate roof comprising on the ground floor; a kitchen with an old bread oven, a living room with a wood burning stove, a dining room, a bedroom, a bathroom with toilet. on the first floor; three bedrooms and a shower room with toilet, a separate toilet. above a small attic.

Outside; a courtyard, a plot of land at the rear of the house and a garage, a workshop with attic above.

To the rear of the house is a courtyard.

To the rear of the house and courtyard is a dilapidated house, covered in asbestos cement sheets, without comfort or sanitary facilities, completely emptied, consisting of a main room and a plot of land.

A plot of land on which is built a building known as Le Bourg.

A parcel of land on which is a dilapidated dwelling house in between the two previous parcels mentioned.

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

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES