

Charming stone-built house in rural setting, 2/3 bedrooms, stable, outbuildings, a Gite and land for horses.



INFORMATION

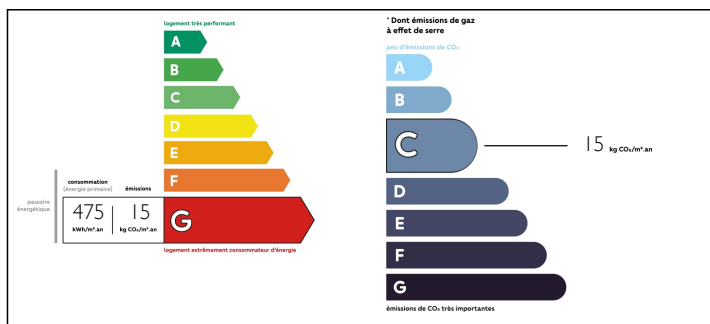
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	1
Floor:	154 m2
Plot Size:	8736 m2



IN BRIEF

A marvellous rural property for a permanent home with revenue from one and potentially two gites proche la maison. Several garages and outbuildings, land and stables makes it perfect for a couple of horses and there is already a small home garden in situ ready for growing your home produce.

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 residential property covered in slate comprising: -
On the ground floor; entrance, kitchen, dining room, bedroom, bathroom, WC, storage room, cellar.
Upstairs; two bedrooms, office room WC, convertible attic, another attic.

Dependencies ; lean-to wooden shelter, shed (garage and stable), other garage, workshop, henhouse, agricultural building, old house used as a stable.

Old wooden double-glazed ushers, insulation to be provided, electrical installation to be redone.

A cottage house with garage, comprising on the ground floor: Entrance, dining room/living room, kitchen, two bedrooms, bathroom, WC.

Outside ; Land with a well.

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

NOTES