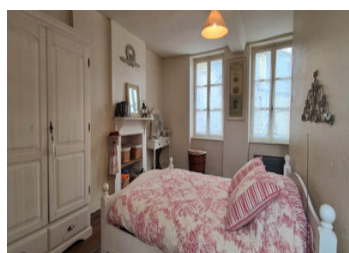
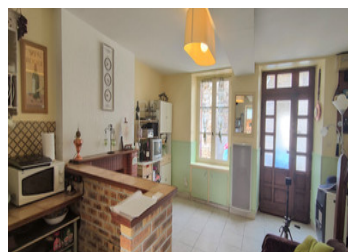


Ideal town centre holiday home or letting property just an hour from the ferry port to UK.

EXCLUSIVE



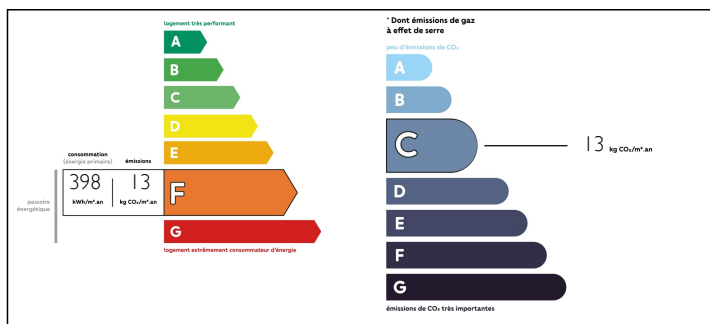
INFORMATION

| | |
|-------------|-------------------|
| Town: | Tinchebray-Bocage |
| Department: | Orne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 65 m ² |
| Plot Size: | 90 m ² |

IN BRIEF

There is a charming large master bedroom in this mid-terrace letting or family house in a vibrant town with shops, bars, restaurants, a cinema and medical facilities all within easy walking distance. Please click on the blue button for the virtual tour which brings the property to life. Good sized kitchen/diner. Two good sized bedrooms with possibility of a third small bedroom or a second bath/shower. Tinchebray is a busy rural town just 20 minutes from the regional shopping towns of Vire and Flers, home to the famous Cemoi Chocolatier, and historically famous for manufacturing hardware and gardening tools. 70kms to the long sandy beaches of the Manche west coast, and just an hour to the ferry port of Caen/ Ouistreham.

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

On the ground floor:
Kitchen/Lounge 22m²
WC.

On the first floor:
Bedroom 17 m²
Bathroom 5.5m²

On the second floor:
Bedroom 15 m²
Store/small bedroom 4.32 habitable (floor area = 8.5 m²)

Wall mounted electric heating.

Outside, behind the house is a small courtyard, 30 m² with a retractable awning, and a small storage shed 4 m².

NOTES

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