

Here is a spectacular property in rural Normandy with stunning panoramic views.

EXCLUSIVE



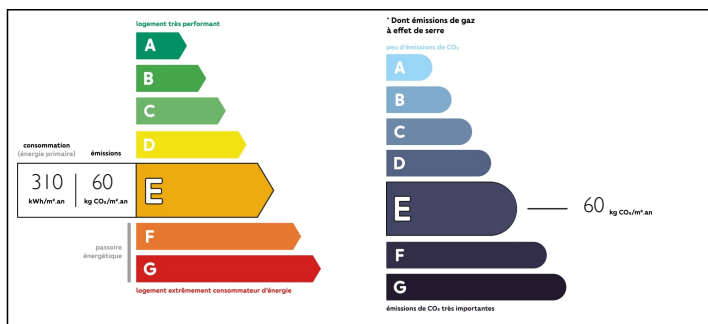
INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	12491 m2

IN BRIEF

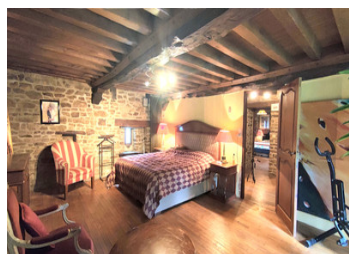
This is an opportunity to own one of the most beautiful examples of a classic traditional normandy property in the area in a superb location overlooking the undulating countryside. The property is nestled just below the brow of one of highest points in Normandy overlooking the old chateau of Mont Cerisy with view of the highest point in Calvados at Mont Pincon. Although not isolated it has simply extraordinary panoramic views. It is just an hour from the port of Caen at Ouistreham. It has a beautifully presented, immaculate and traditional interior, a beautiful flambé fire in the lounge and spacious bedrooms all decorated to a high standard. Heating is provided by gas fuelled radiators. It is situated just 10 kilometers from the thriving town of Flers on the main line to Paris in 2 hours and 6kms from the town of Tinchebray which has all services. Both have weekly...

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, thatched house comprising:

on the ground floor ;

living room with fireplace - 37 sq meters.

kitchen- 13

Shower room - 5 sq meters WC - 2sq meters,

storeroom/boiler room,

on the first floor;

Bedroom 1 - 24 sq meters

Bedroom 2 - 12 sq meters

Bedroom 3 - 12 sq meters

Bathroom - 4 sq meters

Landing - 6 sq meters

Bedroom 4 - 21 sq meters

Bedroom 5 - 23 sq meters

Bedroom/debaras - 6.7 sq meters

The surrounding land is in the nature of a courtyard and grassland, on which are built an old stone wine press, an old stone sheepfold, and a double garage plus 6 horse boxes.

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

NOTES