

Attractive village house, located close to Tinchebray and the town of Flers.



INFORMATION

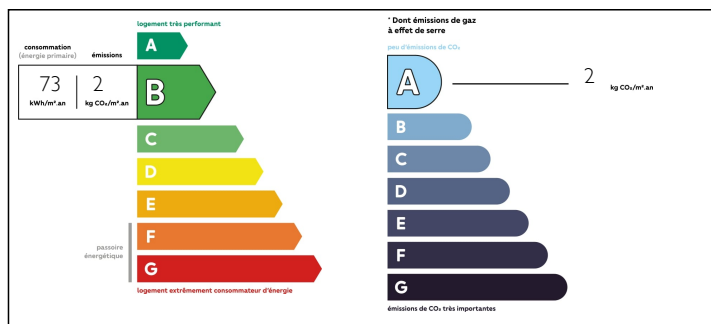
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	1020 m2

IN BRIEF

An attractive and beautifully finished spacious 4 bedroom village house close to Chanu, Tinchebray and Flers. A very stylish property with 3 spacious double bedrooms on the first floor and a luxurious fourth bedroom and living space across the second floor. The house has central heating throughout, underfloor heating across the ground floor as well as a wood fire in the sitting room. Located in a quiet cul de sac style area with plenty of parking, a garden at the front of the house as well as a generous garden to the rear.



ENERGY - DPE



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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

The main door leads into an impressive and inviting sitting room with a wood burning stove, a smaller snug or office to the right, to the left is the kitchen with a door to the rear and patio area and another front door.

Also on the ground floor is a larger washing/utility room and a WC. There is underfloor heating throughout the ground floor (apart from the utility room) sourced by a recently installed heat exchange pump which also heats the radiators throughout the rest of the house.

The original oak staircase leads up to the first floor and landing with three very spacious bedrooms, one of which has an en suite. There is also a family bathroom.

On the second floor is a huge area with space for a master bedroom, office/living area, storage room and a large bathroom.

The property is on mains drainage.

NOTES

There is a lot of character throughout the house with exposed beams and original fire places teamed with the necessities of modern living this house offers an exceptional and comfortable family home.

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