

A delightful welcoming village house within walking distance to the local epicerie and cafe.

## EXCLUSIVE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Tinchebray-Bocage |
| Department: | Orne              |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 90 m2             |
| Plot Size:  | 200 m2            |

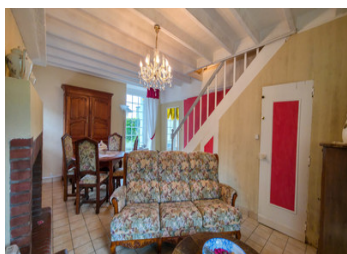
## IN BRIEF

A small stone-built house with an entrance hall to a well presented kitchen and a charming living room with dining area.

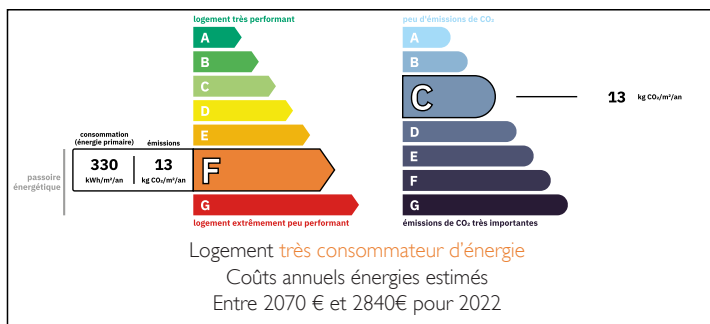
Upstairs, there are two bedrooms, one with a shower room and an attic above.

Outside, there is a small garden and lawns with floral borders on two sides of the house, enclosed by a hedge, a little gate, and a rear wall to the west side.

The road to the centre of ST Comier Village is to the front of the house and the Tinchebray / Domfront road to the south east side.



## 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.



## LOCAL TAXES

**Taxe foncière: 290 EUR**

## NOTES

## DESCRIPTION

An adorable little 2 bedroom cottage ideal for a holiday home and a base for exploring Normandy and France also an ideal location for getaway weekends and easy distance to the ferry ports at Cherbourg and Caen to UK and the train to Paris from FLers or Vire.

The tourist towns of Domfront, and Falaise, Vire, and Flers are all in proximity with their weekly markets. Mont St Michel the number one tourist destination in Normandy is at a distance of 70 kms, be there for lunch.

The beautiful and enticing Swiss Normandy region is at 40kms by car.

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