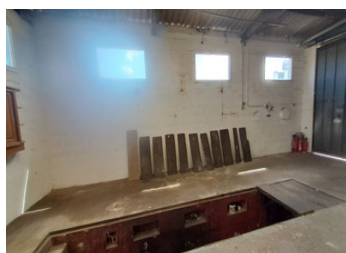


Convert this multi use building to a house !!!!



INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	0
Bath:	1
Floor:	140 m2
Plot Size:	646 m2

IN BRIEF

Leggett immobilier presents such a useful and versatile building for an entrepreneur who loves working with vehicles, a showroom and workshop with repair pit. It could be an exposition centre for any business such as previously used with plumbing material sales.

Or it could be converted to living accommodation and a workshop beside - with a suitable planning application CUB Operational approved by the local Planning authority.

The village which has as an excellent grocery and bread depot and a cafe bar adjoining is a convivial place in a friendly neighbour hood.

The church opposite which was recently reroofed is well attended and locals are welcoming and occasional concerts are offered .

Bernieres le Patry has historical links with the debut of the french revolution -Dont hesitate to ask for information on this.

ENERGY - DPE

DPE not required.

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 barn built from concrete blocks and covered with galvanised sheet metal, comprising: - on the ground floor, a reception area, a storage room, an office, a toilet, a hallway and an attic beneath it all; one step down leads to a tool room, which houses the electrical box and Linky meter, and an adjoining garage.

Outside, there is a terrace at the front and a 4-metre plot of land all around the building, pas cloture..

Mains drainage present at the building.

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

NOTES