

Well-presented 3-bedroom home with a large outbuilding and land on the edge of village close to Tinchebray.



INFORMATION

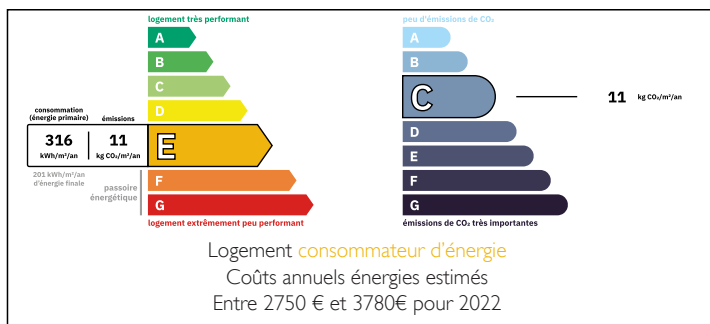
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	5587 m2

IN BRIEF

This attractive three-bedroom house offers the perfect combination of character, space and practicality, with the potential to create a fourth bedroom in the attic, subject to any necessary permissions. Surrounded by beautiful mature gardens and complemented by a substantial stone outbuilding, the property enjoys an enviable location on the edge of a peaceful hamlet, yet is less than 2km from the pretty village of Fresne and within easy reach of the market town of Tinchebray. Equally suited as a permanent family home or a low-maintenance lock-up-and-leave holiday property, the house is ready to move into, having benefited from recent improvements including updated electrics, and is connected to mains drainage for added convenience.



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: 1166 EUR

NOTES

DESCRIPTION

The ground floor comprises a light and open-plan kitchen and dining room with a wood-burning stove, the separate sitting room also benefits from a fireplace offering additional character and a cosy living space. Completing the ground floor is a shower room with WC, a practical utility area and a rear door providing direct access to the garden.

Upstairs, the first floor offers three good-sized bedrooms together with a family bathroom and separate WC. Above, the attic (currently accessed via a fold-down ladder) offers ample space to create a fourth bedroom or additional living accommodation, subject to any necessary permissions.

Outside, the property is surrounded by mature gardens to both the front and rear, providing plenty of space to relax and enjoy the peaceful setting. A substantial stone barn offers excellent storage, workshop potential or scope for a variety of uses, and there is also a traditional well within the grounds.

The house is connected to mains drainage, benefits from double glazing throughout and is heated by modern electric radiators, making it a comfortable home that is ready to move into. Ideally located on the edge of a quiet hamlet, the property is less than 2km from the pretty village of Frênes, which offers a local épicerie/restaurant. The market town of Tinchebray is approximately 3km away, while the larger town of Flers, approximately 13km away, provides a full range of amenities and a direct rail service to Paris.

Additional photographs are available on request.

Information about risks to which...