

An exciting property on four levels with the top floor an artist's dream study. Situated in a vibrant town.

## EXCLUSIVE

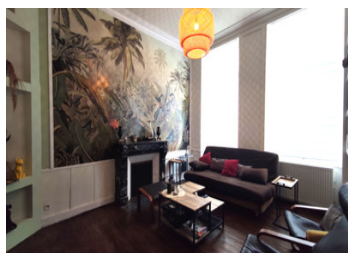


## INFORMATION

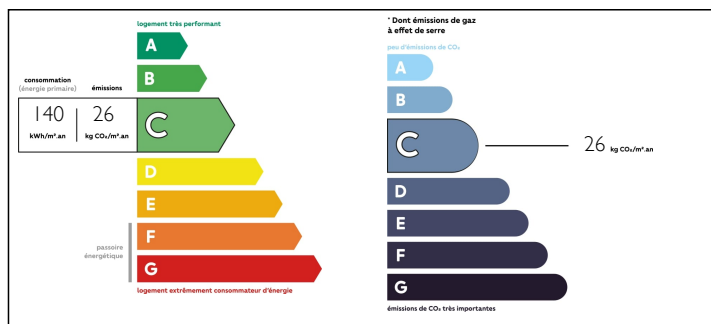
Town:	Tinchebray-Bocage
Department:	Orne
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	200 m2

## IN BRIEF

A excellent town centre property, situated near the famous 12th century Eglise de St Remy. The property is so convenient to the port of Ouistreham at 60kms, an hours route for UK visits, and also in the touristic centre of Normandy near Domfront and Lonlay l'abbaye, Bagnoles de L'Orne, and the DDay landing beaches on the channel coast line. The house has a state of the art, recently installed gas installation and excellent insulation making this a large and cosy property.

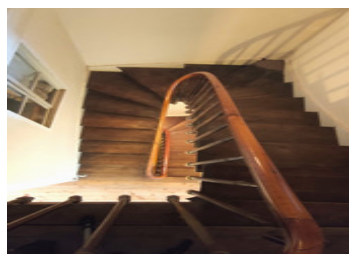


## ENERGY - DPE



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 town house including:

- On the ground floor: Entrance, living room, kitchen/bedroom
- On the first floor: Two bedrooms, one with shower room, bathroom, WC
- On the second floor: Two bedrooms, Shower room with WC.

Convertible attic, cellar in large basement and new city gas boiler

Walled garden.

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

## LOCAL TAXES

Taxe foncière: 1042 EUR

## NOTES