

Delightful 3 bedroom property with pretty garden situated in the centre of the village - perfect holiday home

EXCLUSIVE



INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	794 m2

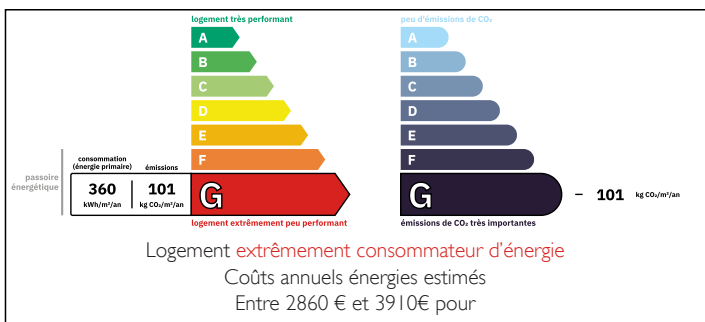
IN BRIEF

Located in the heart of the picturesque village of La Chapelle-d'Andaine, this delightful 3-bedroom house is just a short stroll from local amenities — perfect for picking up fresh baguettes and croissants from the nearby bakery. Whether you're looking for a permanent residence or a holiday retreat, this property offers a wonderful blend of comfort, convenience, and character.

La Chapelle-d'Andaine is in the Orne department of Normandy, located just 7km from Bagnoles-de-l'Orne, a renowned spa town offering wellness facilities and leisure activities, Cross chanel ferries 105km Caen, Le shuttle 412km



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.



NOTES

DESCRIPTION

The home enjoys open views across the garden to the surrounding countryside and retains many traditional features, while benefiting from oil-fired central heating and mains drainage.

Ground Floor:

Step through the front door into the entrance hallway that leads into a bright and spacious kitchen (4.4m x 4.4m), fitted with modern units, tiled flooring, and direct access to the garden — ideal for summer dining.

A modern shower room with separate WC adds convenience, and a few steps down lead to a practical utility room, also with garden access.

The dining room (3m x 4.7m) features attractive wooden flooring and opens into a generously sized lounge (4m x 4.8m), also with wooden flooring and a door to the garden, creating a lovely flow of natural light and easy indoor-outdoor living.

First Floor:

Stairs from the entrance hallway lead to three bedrooms:

Bedroom 1 (5m x 4m) – Double windows, wooden flooring, and stairs to a large attic space (5m x 6.8m), fully insulated and ready for transformation into a fourth bedroom, studio, or office.

Bedroom 2 (5m x 3m) – Two windows and wooden flooring make this a bright and airy room.

Bedroom 3 (3.3m x 4m) – Full of character with exposed beams, wooden flooring, a Velux window, and a door to a small attic space.

Outside:

The pretty rear garden is mainly laid to lawn with mature trees, a vegetable plot, and a wooden outbuilding/garage offering storage or workshop potential.