

Spacious townhouse with lovely views, riverside garden and garage. Popular village with all amenities.

EXCLUSIVE



## INFORMATION

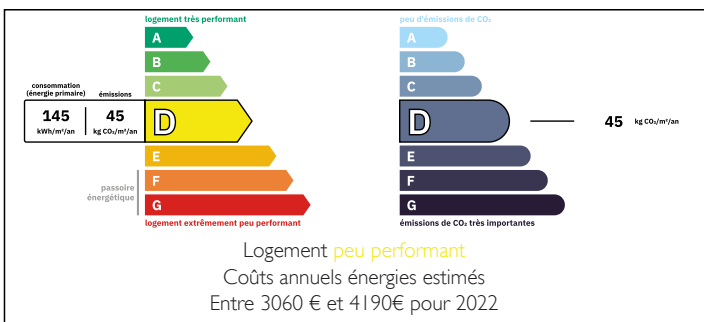
Town:	Putanges-le-Lac
Department:	Orne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	0 m2

## IN BRIEF

Rare to the market, this spacious and well presented townhouse is set in the heart of the ever popular riverside town of Putanges-le-Lac. Arranged over four floors, the property enjoys stunning views over the river and the countryside beyond, offering a wonderful sense of space, yet is just a few minutes walk to all local amenities.

This inviting home features two generous reception rooms, ideal for entertaining or relaxing, a well-appointed kitchen, a downstairs cloakroom, and four comfortable bedrooms, one of which has a large sitting area and Velux balcony window overlooking the river. A particular highlight is the charming, non-attached garden, where steps lead directly down to the river—perfect for peaceful moments by the water, launching a boat or just enjoying the natural beauty. An adjacent garage provides excellent storage and practical convenience.

## ENERGY - DPE



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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

Entering directly from the street, the property opens into a long hallway featuring an eye-catching tiled floor and an immediate sense of character. A door leads to a large, comfortable sitting room (22m<sup>2</sup>) with a feature fireplace, while a second spacious reception room (20m<sup>2</sup>) offers both dining and sitting areas and enjoys a rear window with lovely views over the river.

An inner hallway leads to a fully fitted, compact kitchen, a cloakroom with wash basin and WC, and the original staircase.

On the first floor, a generous landing serves three large double bedrooms, (18m<sup>2</sup>, 17m<sup>2</sup>, 17m<sup>2</sup>) one of which benefits from an en-suite shower room with shower, basin, and WC. There is also a family bathroom fitted with a bath, basin, and WC.

The staircase continues to the second floor, which provides a fabulous, versatile space (35m<sup>2</sup>) featuring a large bedroom area to the front and a sitting area to the rear. This level is further enhanced by a superb Velux balcony window, offering elevated views over the river.

The property also benefits from a large cellar housing a utility area, the central heating boiler, ample storage, and an original wine cave. A door from the cellar opens onto a narrow lane, across which—just a few steps away—is the non-attached garden. The garden is laid to lawn and offers direct access to the river via a small flight of steps, ideal for launching a boat or kayak.

Adjoining the garden is the garage, currently used for storing garden furniture and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES