

An elegant 4/5 bedroom property with a generous garden, ideally located in the heart of Bagnoles de L'Orne

EXCLUSIVE



## INFORMATION

Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	5
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	4790 m <sup>2</sup>

## IN BRIEF

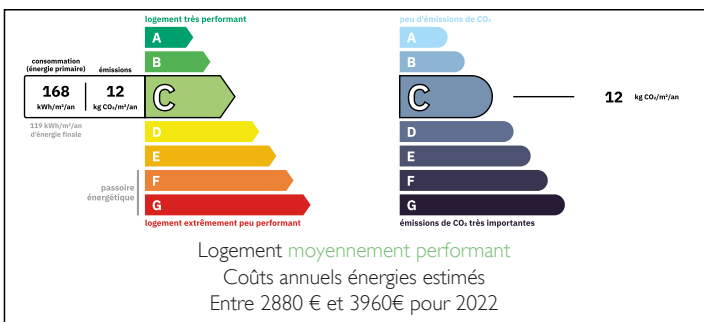
Rare to the market! Situated in the heart of the beautiful spa town of Bagnoles-de-l'Orne, this charming property offers the perfect blend of comfort, character and lifestyle.

Nestled in Normandy's renowned Belle Époque thermal resort, the home enjoys a peaceful setting while remaining within easy reach of the lake, casino, restaurants and local amenities.

The house and gardens are well maintained and ready to move into, offering both comfort as a main residence and excellent potential as a holiday home or rental investment.



## 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: 2500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Accessed via a motorised gate, the property opens onto a generous driveway providing ample parking, all set within mature and well-maintained grounds. This villa-style home, reflecting the distinctive architectural character of Bagnoles-de-l'Orme, combines elegance with a warm and welcoming atmosphere.

The ground floor comprises an inviting entrance hall leading to a semi open-plan reception space incorporating a dining area and living room, ideal for entertaining. The modern, fully equipped kitchen (approximately 16 m<sup>2</sup>) steps down into a spacious and light-filled conservatory of approximately 30 m<sup>2</sup>, enjoying direct views over the garden. This additional living area provides generous year-round space and features a wood-burning stove for added comfort and ambience. Also on the ground floor is a versatile room that could serve as a bedroom or study, together with a shower room and separate WC.

Upstairs, the landing leads to four bedrooms. The principal bedroom benefits from an en suite bathroom with both bath and shower, as well as a dressing room. An independent shower room and separate WC complete this level, offering practical and comfortable accommodation for family living or guests.

The house is fitted with a central heating system currently fuelled by oil; a heat pump system is also installed, although not presently in use. A substantial cellar extends beneath the entire ground floor, housing the laundry area, boiler and heating system, while also providing excellent storage space, wood storage and a wine cellar.

The mature rear gardens are beautifully established and private, with trees creating a...