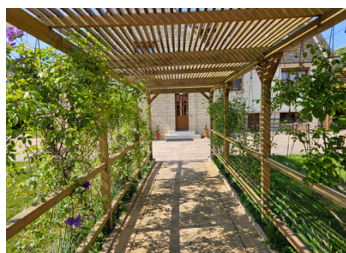


Charming hidden gem in peaceful neighbourhood of Argentan, steps from schools, cafés, market & cinema etc...



INFORMATION

Town:	Argentan
Department:	Orne
Bed:	6
Bath:	2
Floor:	244 m2
Plot Size:	1868 m2



IN BRIEF

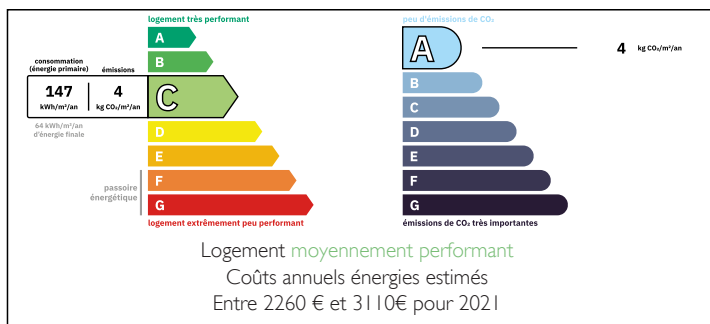
Just a stone's throw from Argentan town centre, discover this unique, fully renovated 8-room house, combining charm with high-quality fixtures and fittings. You'll be charmed by its spacious rooms, natural light and excellent overall condition.

Ideal for a family, this property offers a peaceful setting whilst being close to all amenities. With an energy performance rating of C, it guarantees good energy efficiency.

Inside, enjoy a spacious 54 m² living area, perfect for entertaining, as well as a modern 13 m² galley kitchen. The house also features several comfortable bedrooms and bathrooms spread across different levels, offering both practicality and privacy.

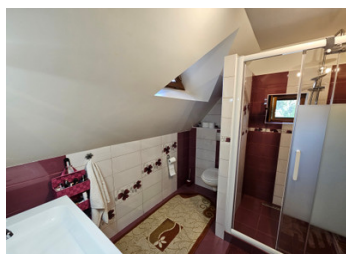
Outside, you'll enjoy an enclosed, wooded plot of approximately 1,868 m², ideal for nature lovers. A large barbecue area allows you to make the most of

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: 2958 EUR

NOTES

DESCRIPTION

Ground floor

- Huge open plan living/dining/bar area 54m2
- Galley kitchen 13m2
- WC with handbasin
- Entrance corridor with stairwell and access exterior 14m2

1st Floor

- Bathroom dual handbasin, shower cabin, separate bathtub 6m2
- three bedrooms 11m2, 14m2 and 9m2

2nd Floor

- Master bedroom with balcony 22m2
- 5th bedroom 18m2
- Bathroom 5m2
- Dressing room 11m2

3rd Floor

- Bedroom 13m2
- Two storage rooms 8m2 and 1.5m2

Sub-basement

- Dressing/Shoe room 8m2
- Garage 25m2
- Laundry with access to exterior 6m2

Basement

- Gymnasium 30m2
- Cellar 12m2
- Boiler room with access to exterior (external stairs) 14m2

Argentan has schools, pool, hospital and health services, cafes, restaurants, markets, hypermarkets, access to Motorway (A88), and train station with free parking so you can be in Paris in 2 hours by train.

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