

Family home in Normandy close to the famous spa town Bagnoles de l'Orne



## INFORMATION

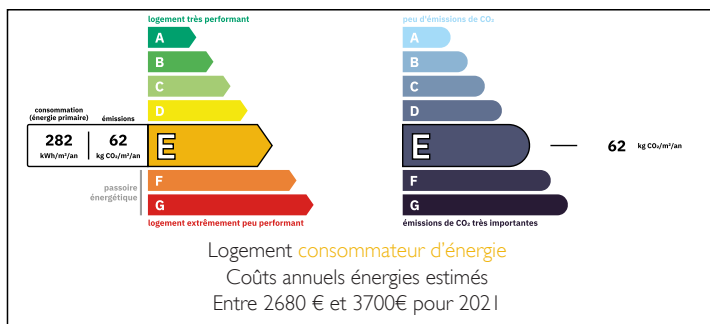
Town:	Rives d'Andaine
Department:	Orne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	200 m2

## IN BRIEF

Interesting property surrounded by forests and wild nature located in a small Normand town, close to amnesties, schools and beautiful places to visit.

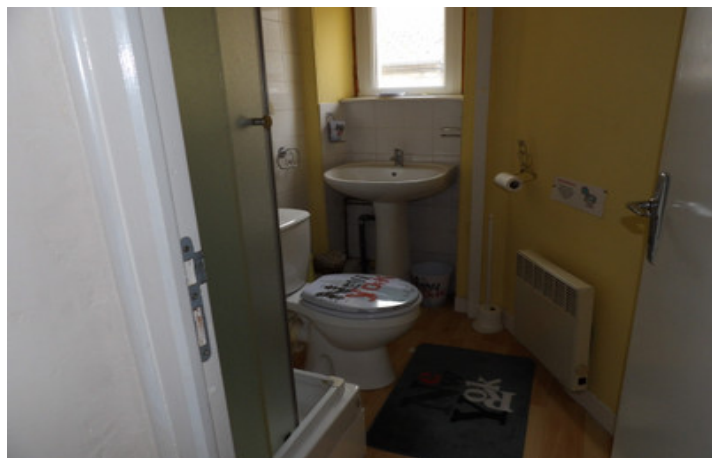


## ENERGY - DPE



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

This house has a lot to offer!

Besides the 4 bedrooms and 2 living rooms this house can be converted as 2 independent appartements as Air B&B.

Situated at 5 km from the famous spa town Bagnoles de l'Orne with Casino, Golf Club, swimming pool and some great restaurants.

On the ground floor the house posed a large living/dining room with woodburning stove, a salon with a kitchen corner and a fitted kitchen. Also two main entrances, one with access to the garden. Closed to the fitted kitchen two rooms are used as atelier/dependence and opens to the yard.

Both independent stairs leading at the first floor to the 4 bedrooms , one office /small room, shower room wc and bathroom, wc.

The property benefits from electric heating too, double glazing, mains drainage and fibre, outside space/garden. and 2 extra storage rooms. Village amenities, schools and restaurants in walking distance.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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