

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

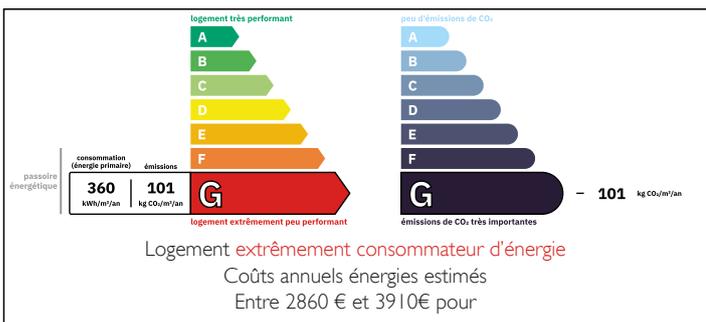


## IN BRIEF

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



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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

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.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES