

Ref: A36341DWR61

Price: 66 600 EUR

agency fees to be paid by the seller

Delightful 3 bedroom property with pretty garden situated in the centre of the village - perfect holiday home















INFORMATION

Town: Rives d'Andaine

Department: Orne

Bed: 3

Bath:

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 located just 7km Normandy, Bagnoles-de-l'Orne, a renowned spa town offering wellness facilities and leisure activities, Cross chanel ferries 105km Caen, Le shuttle 412km

FNFRGY - DPF



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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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

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 $(4.4 \, \text{m} \times 4.4 \, \text{m})$, 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 $(3m \times 4.7m)$ features attractive wooden flooring and opens into a generously sized lounge $(4m \times 4.8m)$, 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 I $(5m \times 4m)$ – Double windows, wooden flooring, and stairs to a large attic space $(5m \times 6.8m)$, fully insulated and ready for transformation into a fourth bedroom, studio, or office.

Bedroom 2 $(5m \times 3m)$ – Two windows and wooden flooring make this a bright and airy room.

Bedroom 3 $(3.3m \times 4m)$ – 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.

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