

Great location with super views. House, Gîte, Studio & Barns with Income Potential. 5 km Bagnoles de L'Orne

EXCLUSIVE



INFORMATION

Town:	Saint-Patrice-du-Désert
Department:	Orne
Bed:	7
Bath:	5
Floor:	190 m2
Plot Size:	2300 m2

IN BRIEF

Exceptional Property with Panoramic Views – House, Gîte, Studio & Barns with Income Potential | 5 km from Bagnoles de l'Orne

Set in an enviable position with super views, this charming ensemble of buildings offers a rare opportunity to own a versatile and income-generating property in the heart of the countryside.

Just 5 km from the popular spa town of Bagnoles de l'Orne, the property is arranged around a private courtyard and comprises:

A characterful main house, full of original features and comfortable living spaces offering flexible living accommodation.

The fully renovated, self-contained gîte is perfect for immediate rental income

A spacious studio/workshop, ideal for artistic or

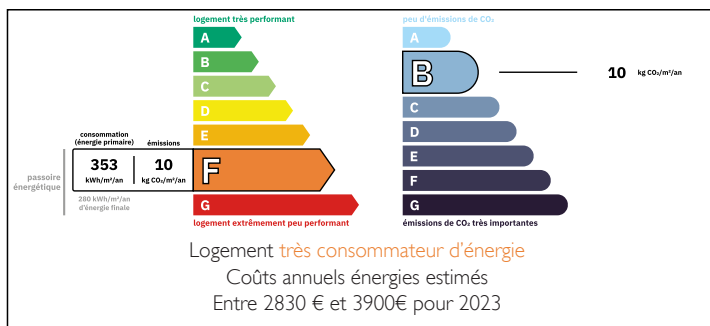
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

peaceful surroundings and...



ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Home with Gîte, Studio, Barns, and Land
– Ideal for Multi-Use Living or Income Potential

This delightful property offers a wealth of possibilities and includes:

A spacious four-bedroom main house

An attached, newly converted two-bedroom gîte

A generous studio space—ideal for work, occasional accommodation.

All are arranged around a lovely enclosed courtyard, lawn with colourful flower borders and an outdoor bar/BBQ area—perfect for entertaining.

The property also boasts numerous barns and outbuildings suitable for a variety of uses, including car storage, workshops, or animal housing.

The surrounding land includes well-maintained gardens to the front and rear, a large vegetable plot, a greenhouse, and a small paddock—ideal for those seeking space for gardening, animals, or leisure.

Main House – 4 Bedrooms / 4 Baths

Entrance Hall leading to:

Sitting Room 26 m² – exposed beams, fireplace with log-burner, bespoke cabinetry, door to garden.

Dining Room 12 m² – cosy and light-filled.

Fitted Kitchen 18 m² – wood-fired range providing central heating; door to rear garden.

Ground-Floor Bedroom, currently used as home Gym.

Utility-Bathroom – bath, shower, basin, plumbing for washing machine; separate macerator WC.