

Exclusive – Renovated Character Home in Nonant-le-Pin, Near Haras du Pin and Argentan

EXCLUSIVE



INFORMATION

Town:	Nonant-le-Pin
Department:	Orne
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	221 m2

IN BRIEF

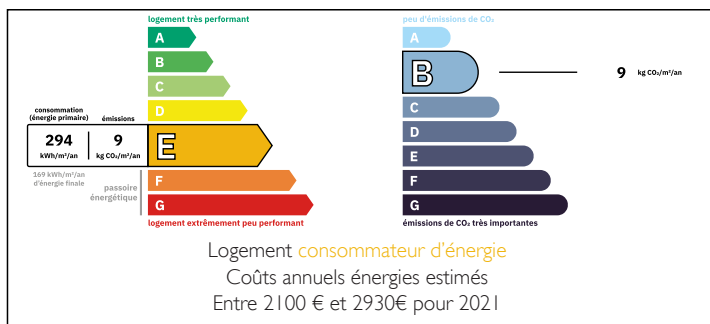
English Summary:

EXCLUSIVE – Renovated village house in Nonant-le-Pin.

Former hotel tastefully converted into a warm family home in a lively village with school, shops, and racetrack. Only 5 min from Gacé, 7 min from Haras du Pin, 15 min from Argentan, and 1 hour from Caen. The house offers a living room with fireplace, fitted kitchen, bright dining room, 4 bedrooms, office, convertible attic, cellar, shared courtyard with private space, and a lovely garden set back from the house. Heating with 3 heat pumps and wood insert, air conditioning in all bedrooms, double-glazed PVC windows, mains drainage. Perfect as a main or second home in the countryside. Rare property, must-see!

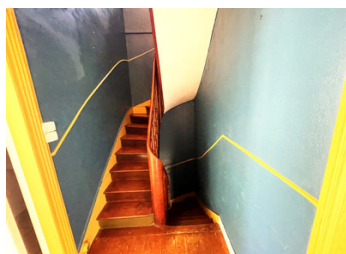


ENERGY - DPE



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

EXCLUSIVE – Renovated Village House in the Heart of Nonant-le-Pin (61240)

Located exclusively in the charming village of Nonant-le-Pin, this former hotel has been tastefully converted into a spacious and welcoming family home.

Nonant-le-Pin is an attractive village, known for its peaceful setting, local shops, school, and its vibrant community, especially with the nearby regional racetrack. The property is ideally located just 5 minutes from Gacé, 7 minutes from the Haras du Pin, 15 minutes from Argentan, 25 minutes from Sées and Vimoutiers, and only 1 hour from Alençon or Caen.

The house includes:

Ground floor:

A 15 m² living room with fireplace and wood-burning insert, open to a fully fitted 11 m² kitchen.

A bright 22 m² dining room with street-facing windows.

First floor:

A landing leading to two bedrooms (11.5 m² and 12.5 m²), one with a dressing room.

An office or dressing room (7 m²).

A spacious shower room (7 m²) with double sink and windows.

Separate WC with a utility area.

Second floor:

Two large bedrooms (21 m² and 16 m²).

An attic space that could be converted, accessible from the landing.

LOCAL TAXES

Taxe habitation: EUR

NOTES