

This is a real gem, deceptively spacious house with flexible living over three floors in Bagnoles de l'Orne,

## EXCLUSIVE



## INFORMATION

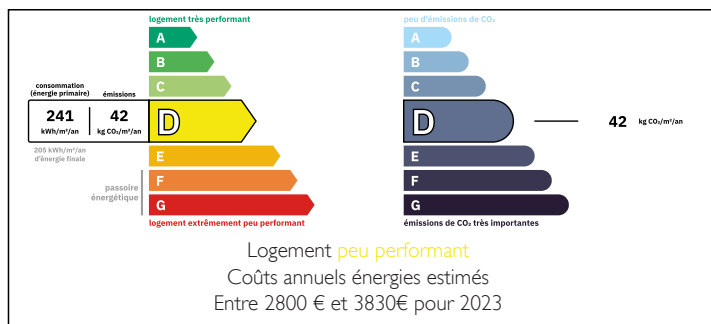
Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	2
Bath:	1
Floor:	135 m2
Plot Size:	15 m2

## IN BRIEF

Just oozing with charm and original features, this beautifully restored stone house is a true treasure nestled in a quiet backwater in the sought-after spa town of Bagnoles de l'Orne. Rarely does a property of this character and quality come to market. With flexible living accommodation, this is a property not to be missed.



## 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

From the moment you step through the courtyard entrance, you're greeted by a warm and welcoming atmosphere. The small reception area with WC leads into a stunning open-plan living space, full of light and original features — including exposed stone walls, rustic beams, and traditional woodwork throughout. The layout flows effortlessly between the comfortable living area, stylish dining space, and a fully fitted kitchen subtly divided by original timbers. A charming office nook provides a quiet spot for work or study, while a striking feature staircase invites you upstairs.

On the first floor, a spacious landing opens into a versatile lounge area with ample room for sofas and even a sofabed — ideal for guests. This inviting space boasts a soaring cathedral ceiling and an open mezzanine level above, adding to the sense of light and volume. A character-filled double bedroom with exposed stone walls and a modern bathroom with shower, basin, and WC complete this floor.

A beautiful bespoke staircase ascends to the large mezzanine bedroom, where exposed beams add further charm and timeless appeal.

Outside, the courtyard offers a tranquil spot for relaxing or entertaining, and leads to a generously sized garage that houses a laundry area and the boiler.

This stylish home is the perfect blend of traditional craftsmanship and modern comfort — a unique find in a sought after setting.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES