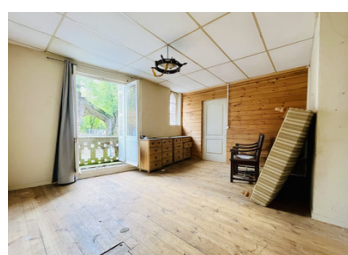
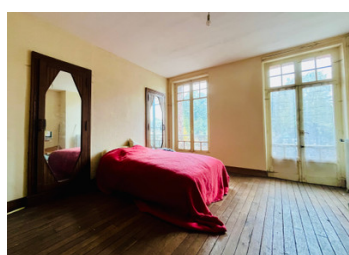
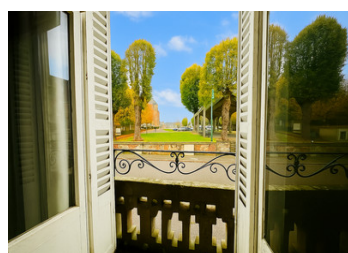


Character brick townhouse to renovate – Heart of Gacé (Normandy, France), 6 beds with terrace and château view



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Gacé
Department:	Orne
Bed:	6
Bath:	2
Floor:	186 m2
Plot Size:	114 m2

IN BRIEF

Ideally located in the heart of the charming small town of Gacé (Orne, Normandy), this characterful three-storey brick building—a former shop now converted into a residential property—offers spacious rooms, historical charm, and great renovation potential.

This spacious character property of 6 bedrooms, arranged over three floors, enjoys open views over the historic Château Square in Gacé.

Set close to shops, local market, cafés, and all amenities, this is a rare opportunity for those looking to create a family home, guest house, or investment property in a picturesque Norman town.

Requiring important renovation, this former commercial building offers exceptional potential — whether for a family residence, holiday home, or rentals.

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

This spacious character house for sale in Gacé, Normandy offers 186 m² of accommodation with 6 bedrooms arranged over three levels, with lovely open views over the historic Château Square.

Full of charm and potential, it combines traditional architecture with bright, generous spaces, ready to be transformed into a beautiful residence or guesthouse.

Dual aspect:

- Front façade with the former shopfront opening onto a quiet street,
- Rear façade opening onto the Château square, featuring a 25 m² terrace (to be secured and renovated).

Total living space: approx. 186 m² across three levels with 6 bedrooms + attic and cellar.

GROUND FLOOR:

- Spacious living room (37 m²) with mouldings, parquet flooring, and 4 m high ceilings,
- Open-plan kitchen and dining room (20 m²) with sink,
- Separate WC,
- Bedroom (18 m²) with wooden floors,
- Shower room with terracotta tiles, shower, washbasin, and separate WC,
- Elegant spiral staircase leading to the first floor.

FIRST FLOOR:

- Large bedroom (23 m²) with parquet flooring, fitted wardrobes, dressing area, and original marble fireplace with trumeau mirror,
- Second bedroom (17 m²) with parquet flooring, cupboards, and direct access to the terrace overlooking the Château of Gacé,
- Wooden and tiled staircase leading to the second floor.

SECOND FLOOR:

- Bedroom (17 m²) with terracotta tiles, fireplace,

LOCAL TAXES

Taxe foncière: **706 EUR**

Taxe habitation: **EUR**

NOTES