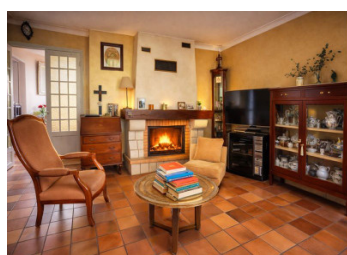
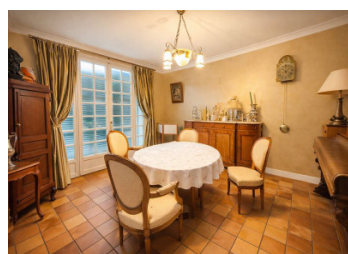


## Spacious family home with large mature garden, rare volumes and strong potential in Argentan



## INFORMATION

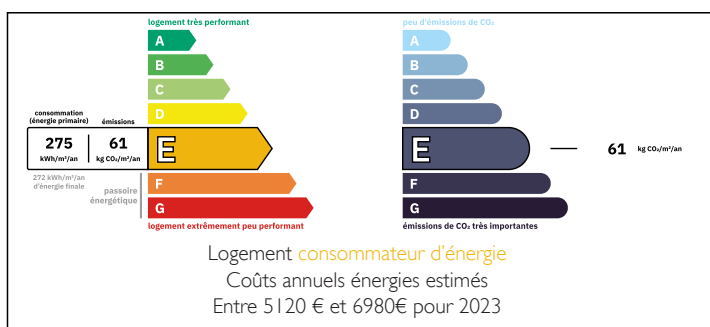
Town:	Argentan
Department:	Orne
Bed:	6
Bath:	2
Floor:	206 m2
Plot Size:	1686 m2



## IN BRIEF

Located in a quiet and sought-after area of Argentan, this spacious family home offers 204 sqm of living space with rare volumes and strong potential. Built in 1971, it sits on a beautifully landscaped 1,686 sqm plot, with the option to purchase an additional 1,000 sqm. The ground floor features an entrance hall, a separate kitchen overlooking the garden, a living/dining room with wood-burning insert, a heated veranda with underfloor heating, two bedrooms, a bathroom, WC and a utility room. Upstairs are four further bedrooms, a bathroom and separate WC. An adjoining extension provides two large additional rooms, ideal for extra bedrooms, a master suite or a professional workspace. The property also benefits from a full basement including garage, boiler room, cellar and workshop. Well-maintained garden with terrace, wooden shed and many fruit trees. Gas heating, wood insert,...

## 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

Family Home with Large Mature Garden, Rare Volumes & Exceptional Potential – Argentan (61200)

In Argentan, in a sought-after and peaceful area, discover this spacious and solid family home offering 204 sqm of living space, full of potential, set in the heart of a beautifully landscaped 1,686 sqm plot, with the additional possibility of acquiring a further 1,000 sqm (house built in 1971). A rare opportunity on the market.

A property with unique volumes:  
6 bedrooms + 2 offices + veranda + full basement

Bright and functional ground floor:  
Entrance hall leading to a separate kitchen (16.3 sqm) overlooking the garden  
Warm living / dining room with wood-burning insert (35 sqm)  
Heated veranda with underfloor heating, ideal for enjoying the garden all year round (20 sqm)  
2 bedrooms and a bathroom (12.7 sqm and 11.5 sqm)  
Separate WC with washbasin  
Utility room

First floor:  
4 additional bedrooms  
Bathroom  
Separate WC  
Adjoining extension – a major advantage:  
Two attractive additional rooms (currently used as offices: 16.6 sqm and 21.4 sqm), which could easily become:  
Two extra bedrooms

A master suite  
A professional workspace  
Or be directly connected to the main house to further increase the living area

Full basement – a rare asset:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES