

Charming stone village house, 145m², outbuildings, garden, to renovate near Argentan



INFORMATION

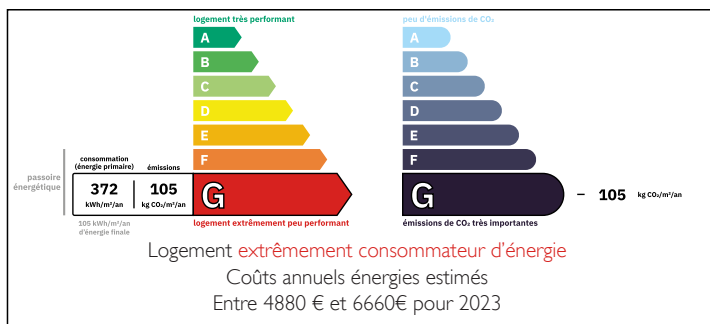
Town:	Bailleul
Department:	Orne
Bed:	3
Bath:	1
Floor:	145 m ²
Plot Size:	961 m ²



IN BRIEF

For sale – Charming stone-built village house to renovate, ideally located just 7 km from Argentan and 6 km from Trun. With 145 m² of living space and a 961 m² plot, this property offers excellent potential for a family home or a character-filled second residence. Ground floor: entrance-living room, spacious dining room, small kitchen with bright back kitchen opening to the garden, utility/boiler room and workshop. First floor: 3 bedrooms, bathroom with WC and potential to convert the attic. Outbuildings include a large 81 m² garage-workshop. Courtyard with parking, shady garden with vegetable patch. Mains drainage recently installed, attic insulation (2021). Renovation required (windows, decoration), but plenty of charm and potential in a peaceful Normandy village. A rare opportunity 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

Stone House to Renovate near Argentan

For sale – Charming village house just 7 km from Argentan and 6 km from Trun.

Living space: 145 m²

Land: 961 m² with courtyard and green garden

Outbuildings: 2 annexes + garage/workshop (81 m²)

Sewerage: recent mains drainage

Heating: oil-fired (existing tank)

This stone-built house has huge potential after renovation.

Description:

Ground floor:

Entrance-living room (17 m²)

Dining room (22 m²)

Small kitchen (5 m²) and bright back kitchen (6 m²) with garden access

Utility room/boiler room (19 m²) with oil tank

Workshop (14 m²)

Separate WC

First floor:

Landing with 3 bedrooms (17 m², 11 m², 11 m²) – two connected

Bathroom with WC

Possibility to extend into the attic

Key features:

Entrance courtyard with parking space for several cars

Shady green garden with vegetable patch

Large outbuildings accessible from the courtyard

Attic insulation completed in 2021

Recent mains drainage

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES