

Rare Opportunity: Two Historic Homes on One Lot in the Heart of Charming Orbec



EXCLUSIVE

INFORMATION

Town:	Orbec
Department:	Calvados
Bed:	6
Bath:	6
Floor:	170 m ²
Plot Size:	481 m ²



IN BRIEF

Nestled in the picturesque and character-rich town of Orbec, this unique property offers not just one, but two beautifully historic homes on a single lot—an ideal blend of modern comfort, investment potential, and timeless Normandy charm.

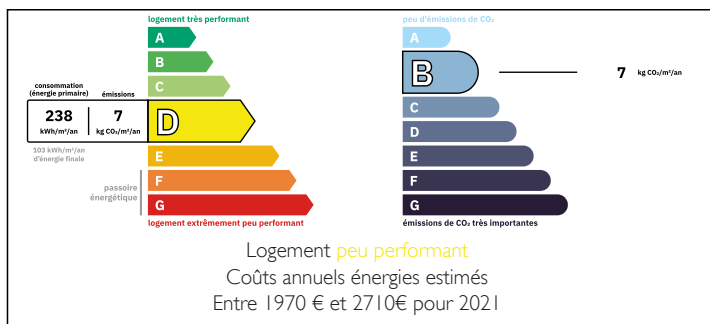
Main House:

A fully renovated 2-bedroom, 2-bathroom pied-à-terre, perfect as a primary residence, weekend getaway, or stylish holiday retreat. Carefully restored with quality finishes, this home balances modern convenience with original character features.

Second House:

Offering exceptional versatility, the second property can be configured as:
 Three independent holiday rental apartments, or
 A grand 6-bedroom, 3-bathroom manor house, ideal for a large family home, guest house, or

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

Situated in the very heart of Orbec, you're just steps away from artisan bakeries, cafés, and renowned restaurants. The charm of the town surrounds you, while everyday conveniences are right at your doorstep.

Connected to mains drainage and brimming with both character and potential, this is a truly rare find in one of Normandy's most beloved towns.

Don't miss this unique chance to own a slice of Normandy history—with income potential, flexible living arrangements, and all the charm you could dream of..

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