

Habitable 3-Bedroom Stone Property with Renovation Potential – Peaceful Hamlet Setting Near Argentan



INFORMATION

Town:	Bailleul
Department:	Orne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	879 m2

IN BRIEF

This characterful 2-bedroom stone property presents an excellent opportunity for those seeking a renovation project in the heart of the Normandy countryside. Situated in a quiet and picturesque village hamlet, the house enjoys a tranquil rural setting while being just a short drive from the bustling market town of Argentan.

The property, constructed in traditional stone, offers plenty of original charm and features, with scope for full renovation and reconfiguration to suit your vision. Whether you're looking to create a cosy permanent residence, a holiday getaway, or a unique investment opportunity, this home is a fantastic blank canvas.

Set on a private plot, the property benefits from mains drainage—an often rare and valuable feature in rural locations—as well as carports providing convenient off-road parking. The private garden



ENERGY - DPE

DPE not required.

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

Ground Floor

Entrance verandah 13m²
Kitchen 10m²
WC
Pantry/Boiler 3m²
Bedroom and bathroom 25m²
Dining room 14m²
Living room 18m²

1st Floor

Landing 12m²
Bedroom 18m²
Mezzanine bedroom 5m² (further space under eaves)

Market town Trun 6.4kms
Argentan 8.3 km with train to Paris (fastest train is 2 hours)
Caen ferry services 75kms

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

LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

NOTES