

## An exceptional charming townhouse in Bagnoles-de-l'Orne – a rare opportunity



## INFORMATION

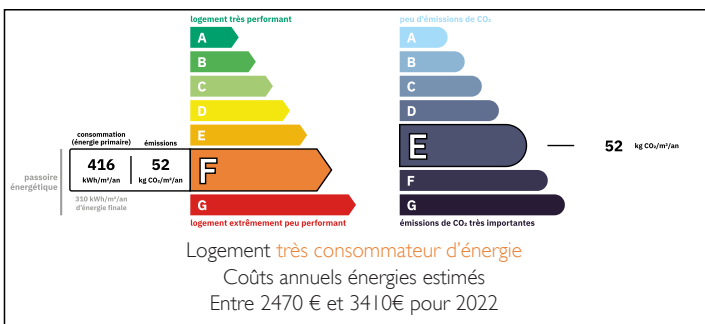
Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	2
Bath:	2
Floor:	62 m2
Plot Size:	786 m2

## IN BRIEF

Ideally located just moments from the many attractions of the beautiful Belle Époque town of Bagnoles-de-l'Orne, this property enjoys an enviable setting only a few steps from the picturesque central lake.

The surrounding area offers a charming blend of boutiques, stylish cafés, and inviting restaurants, all contributing to the town's refined yet relaxed atmosphere. Residents can also enjoy close proximity to the renowned Casino de Bagnoles-de-l'Orne, the soothing Thermes de Bagnoles-de-l'Orne, and scenic walks through the beautiful Forêt d'Andaine.

## 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

Don't miss this opportunity to own a well-located home in the heart of Bagnoles-de-l'Orne, one of Normandy's most attractive and sought-after towns. Property Features:

Recently fitted new roof and insulation (2025)

Small private garden area

Two private parking spaces – a rare advantage for a town-centre property

Balcony with views and tranquility.

Double glazing throughout

Connected to mains drainage

Town gas central heating and electric available

Ground Floor:

Bright and welcoming living room, fitted kitchen, shower room, WC, and additional living space offering flexibility.

First Floor:

Landing with washroom, two spacious bedrooms with parquet flooring, shower room, and WC.

Habitable area: 63 m<sup>2</sup>

This versatile property is ideal for first-time buyers, a holiday home, or investors. It also offers excellent potential for conversion into two F2 apartments, making it particularly attractive for short-term rental opportunities such as Airbnb.

Enormous Investment Potential as a letting in a holiday hotspot.

Co-ownership Details

Located within a well-maintained building of 15 units, with low monthly charges of €70, including

## LOCAL TAXES

Taxe foncière: **850 EUR**

## NOTES