

Charming Stone House with Self-Contained Apartment and Excellent Rental Potential in a Picturesque Setting



INFORMATION

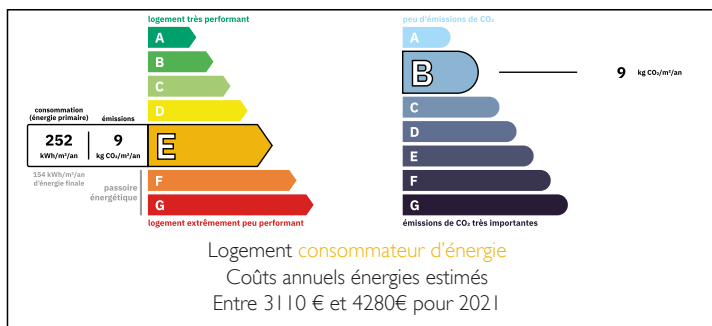
Town:	Les Monts d'Andaine
Department:	Orne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	0 m2

IN BRIEF

A hidden gem in Normandy's Monts d'Andaine! A characterful stone house, tucked away in a picturesque setting, combining old-world charm, generous living space and genuine rental income potential... It's ready and waiting for you.



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

This charming stone house offers the perfect blend of authentic Normandy character, generous living space, and excellent rental potential. Ideally located between La Ferté-Macé, Bagnoles de l'Orne and Flers, nestled in a peaceful village in the heart of the Monts d'Andaine, the property enjoys easy access to shops, restaurants and amenities while being surrounded by beautiful countryside and forests of the Normandie-Maine Regional Natural Park.

The main house welcomes you with an entrance leading to a kitchen and dining room, while the characterful living room features exposed stone walls, original beams and a fireplace, creating a warm and inviting atmosphere.

Upstairs, a landing leads to two spacious bedrooms and two additional rooms that can be adapted to suit your needs, whether as a home office, dressing room, nursery or by combining them to create a generous third bedroom. The insulated attic offers further potential for conversion, subject to the necessary permissions.

A real asset is the self-contained apartment, which is connected to the main house while also benefiting from its own private entrance. This flexible space is ideal as a holiday rental, long-term rental, guest accommodation or for multi-generational living. It comprises an open-plan kitchen and living area, a shower room with separate WC, and two rooms on the upper floor that can be used as bedrooms.

The property also benefits from a separate garden located just 30 metres from the house, providing a pleasant outdoor space to relax or entertain. The roof is in excellent condition, offering...

LOCAL TAXES

Taxe foncière: 2287 EUR

NOTES