

Ready to move into 2-bedroom village house | Lock-up-and-leave | Ideal holiday home or rental investment

EXCLUSIVE

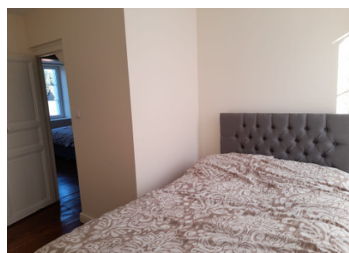
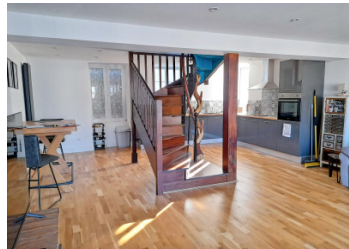
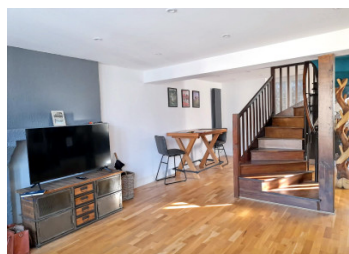


INFORMATION

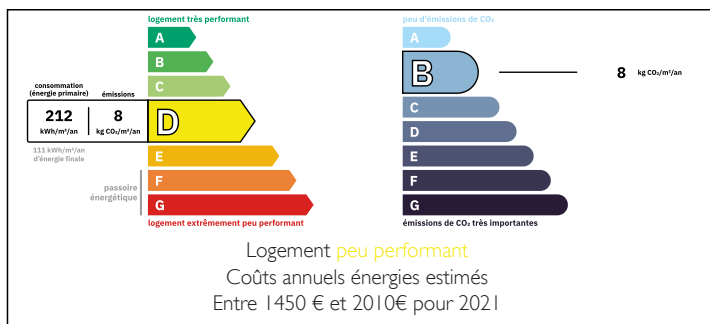
Town:	Rives d'Andaine
Department:	Orne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

Ready-to-move-into stone village house in Rives-d'Andaine, Normandy, offering easy access to a low-maintenance lock-up-and-leave lifestyle.

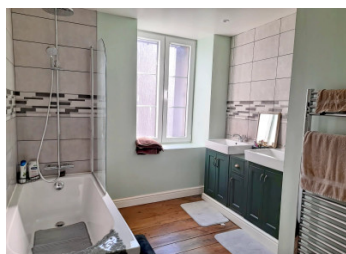
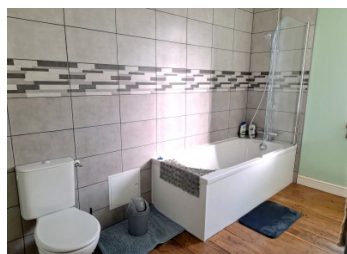


ENERGY - DPE



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

Imagine starting the morning with a stroll to the local boulangerie for fresh croissants before exploring the surrounding countryside, historic towns and attractions of the Normandy region. This ready to move into stone village house for sale in Rives d'Andaine, Normandy offers an appealing combination of traditional character, practical living space and an easy lock-up-and-leave lifestyle.

Situated in a small village with local amenities within easy reach, the property would make an ideal holiday home in Normandy, permanent residence or French property investment with rental potential.

The ground floor comprises a spacious 23 m² open-plan living room and new fully equipped kitchen, featuring exposed beams and creating a comfortable, sociable living space.

The original wooden stairs lead to the first floor, where there is a spacious master bedroom of 17 m², a generous 8 m² bathroom with bath, and a smaller room currently used as a cosy bedroom. The beds are included in the sale, making the property particularly convenient for buyers looking for a home that can be used or rented out with minimal preparation.

The house benefits from electric heating, double glazing throughout and mains drainage. With its manageable size and low-maintenance nature, it is well suited to owners who want a property in a French village that can be enjoyed without extensive upkeep.

The property is located in Rives-d'Andaine, close to the popular spa town of Bagnoles-de-l'Orne, and the historic medieval town of Lassay-les-Châteaux. Domfront and La Ferté-Macé are also within easy reach.

The village...

LOCAL TAXES

Taxe foncière: 1062 EUR

Taxe habitation: 781 EUR

NOTES