

Attractive Belle Epoque house in Bagnoles de l'Orne in Normandy

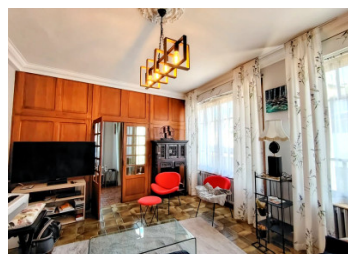


INFORMATION

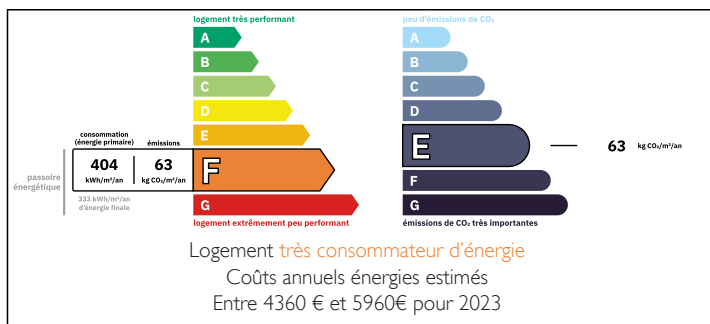
Town:	Bagnoles de l'Orne
Department:	Normandie
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	579 m2

IN BRIEF

Step into the timeless elegance of the Belle Époque with this beautifully preserved character home in Bagnoles-de-l'Orne, one of Normandy's most sought-after spa towns. Situated in a quiet residential quarter, yet just a short walk from shops and local services, this property offers the perfect balance of peace and convenience.



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

The house reflects the atmosphere of the Belle Époque era, when Bagnoles-de-l'Orne attracted bourgeois families seeking relaxation and spa treatments. The property was originally used as a second home for one of those bourgeois families and later operated as a small guest house, with rooms rented to spa visitors. Today, its period character and generous proportions offer an exceptional opportunity to create a comfortable family home, holiday residence or character property in one of Normandy's best-known spa towns.

The ground floor features a spacious 22 m² living room, retaining original period details. A separate 10 m² dining room provides an intimate setting for meals and entertaining.

A particular highlight is the 20 m² veranda, offering a generous additional living space with a pleasant connection to the garden.

Upstairs, the property provides four bedrooms, offering considerable flexibility for family living, guests or working from home. One bedroom of 10 m² has its own shower room, while another bedroom, measuring 14 m², benefits from a bath. The two remaining rooms are currently used as a very spacious dressing room and a home office, but could easily be adapted to suit individual requirements. There is also a separate WC.

Outside, the property benefits from a private garden and a garage with space for two cars.

A character property in the heart of Bagnoles-de-l'Orne

Bagnoles-de-l'Orne is renowned for its Belle Époque architecture, spa heritage, wooded surroundings and elegant atmosphere. The town combines the charm of a historic resort with everyday convenience, making it an...

LOCAL TAXES

Taxe foncière: 1108 EUR

NOTES