

Bagnoles de L'Orne, beautifully presented, newly renovated house with lovely views, offers invited.



## INFORMATION

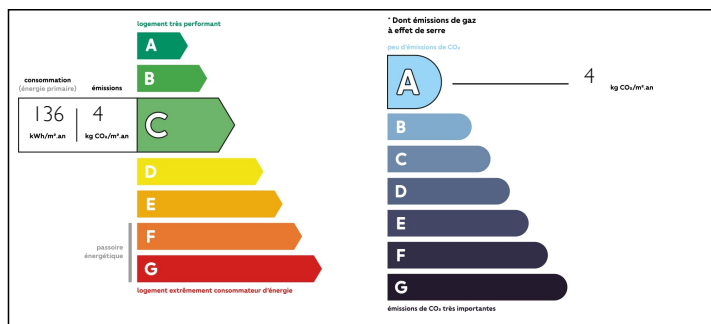
Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	278 m2



## IN BRIEF

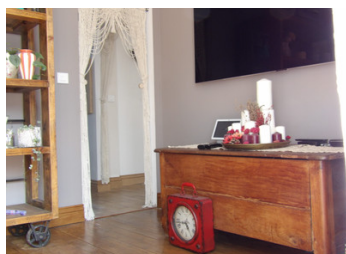
The property is set in a quiet area, of Bagnoles de l'Orne - Chateau. The town is famous for its hot springs, spa "Thermes", casino, golf club, as well as having some great restaurants, swimming pool, tennis complex, all this in the middle of the Andaine forest. The property has been renovated to a high standard and offers all the comforts of modern living. Perfectly suited for permanent living or as a lock up and leave holiday home. Lovely garden and private parking to the rear and open views to the front.

## 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.



## NOTES

## DESCRIPTION

This beautiful, modern, easy living house comprises, on the ground floor, a beautiful brand new fitted kitchen 19m<sup>2</sup> (15 litres balloon under the sink, so instant hot water), adjoining dining room/third bedroom 11.5m<sup>2</sup>, cosy salon 12m<sup>2</sup> with French window leading to the terrace and garden, shower room and wc.

Stairs lead up from the kitchen to the first floor where are two double bedrooms 13m<sup>2</sup>, 11m<sup>2</sup> with separate wc, electric shutters, (possibility to install a washbasin in each room), large fitted wardrobes in one..

Magnificent landscape from the first floor !

Outside, the property has a terrace to the front with views over the countryside, to the rear there is a garden with private parking area, shed with electricity and access to a small cellar.

The property has feature radiators ( 10 years guarantee), USB and dimmer switches beside beds and lounge, built in HDMI/fibre in lounge for TV, VMC in shower room and kitchen. Internal central control for heating system. Plumbing, doors, electrics and heating system are all new with relevant guarantees.

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