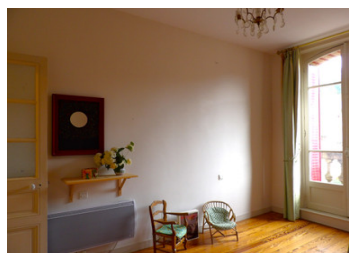


Belle Epoque style apartment located in the heart of the famous spa town of Bagnoles de l'Orne in Normandy.



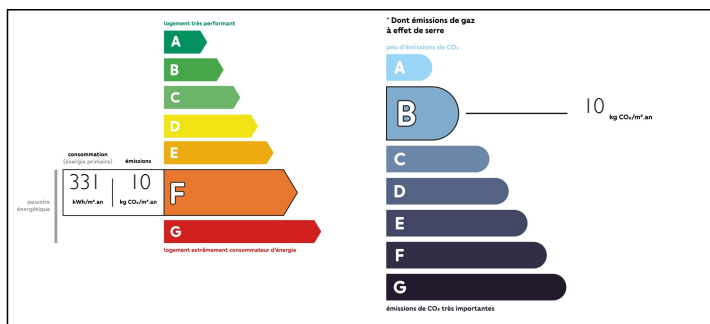
INFORMATION

Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	0 m2

IN BRIEF

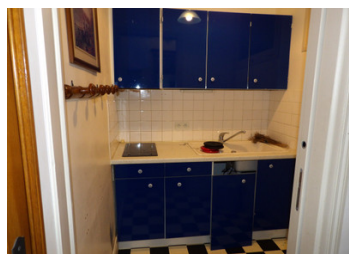
An excellent value 1 bedroom apartment, on the 1st floor of the famous "Residence du Lac", a former palace, in the spa town of Bagnoles de l'Orne. A prestigious building in a green and quiet setting, near the Golf Club. The residence is surrounded by a wooded park and a terrace facing the lake and casino.

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 beautiful apartment is located in the centre of the famous spa town of Bagnoles de l'Orne, near the casino and the golf club, with access to the residence terrace, which is located just in front of the lake and the casino.

The 45 m² apartment on the 1st floor has direct lift access, and comprises an entrance hall, a bright living room, a bedroom, a fitted kitchen and a large bathroom with WC.

it has a high ceiling, allowing the installation of all types of furniture, with storage and it's facing south.

Ideally located 2h30 from Paris and 1h30 from Cross Channel ferries and from Caen airport.

Great opportunity for an investment, easily rentable, this apartment is close to spa, shops, Casino and the Golf Club.

NOTES

Co-owned building of 120 units
Provisional annual charges: 1500€

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