

## Family home in Normandy close to the famous spa town Bagnoles de l'Orne



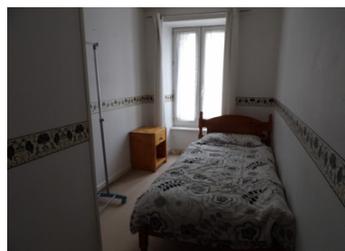
## INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	4
Bath:	2
Floor:	145 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>

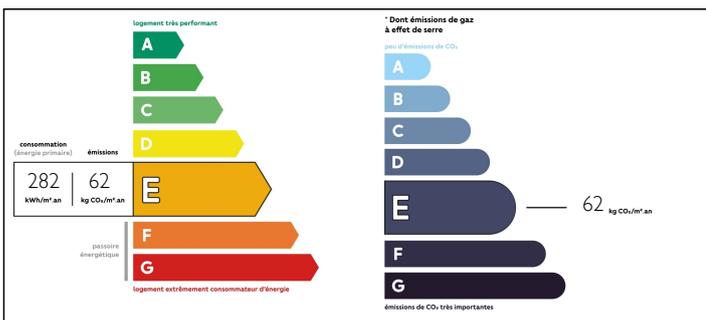


## IN BRIEF

Interesting property surrounded by forests and wild nature located in a small Normand town, close to amnesties, schools and beautiful places to visit.

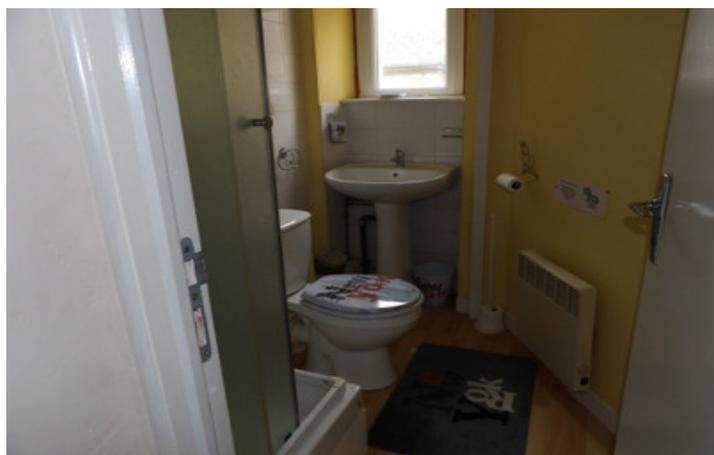


## ENERGY - DPE



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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 house has a lot to offer!

Besides the 4 bedrooms and 2 living rooms this house can be converted as 2 independent appartements as Air B&B.

Situated at 5 km from the famous spa town Bagnoles de l'Orne with Casino, Golf Club, swimming pool and some great restaurants.

On the ground floor the house posed a large living/dining room with woodburning stove, a salon with a kitchen corner and a fitted kitchen. Also two main entrances, one with access to the garden. Closed to the fitted kitchen two rooms are used as atelier/dependance and opens to the yard.

Both independent stairs leading at the first floor to the 4 bedrooms , one office /small room, shower room wc and bathroom, wc.

The property benefits from electric heating too, double glazing, mains drainage and fibre, outside space/garden. and 2 extra storage rooms. Village amenities, schools and restaurants in walking distance.

## NOTES

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