LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38468YAL61 Price: 249 310 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 000 EUR without fees)

Spacious family home with large mature garden, rare volumes and strong potential in Argentan















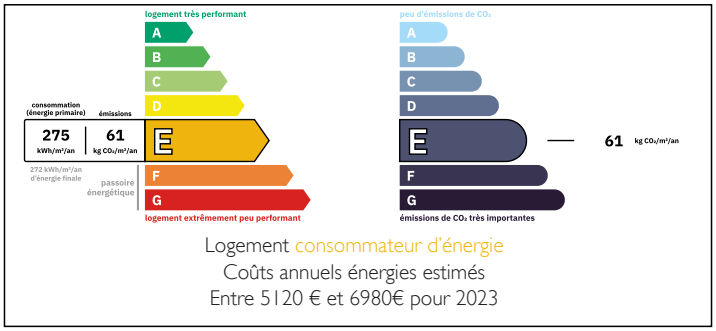
INFORMATION

Town:	Argentan
Department:	Orne
Bed:	6
Bath:	2
Floor:	206 m2
Plot Size:	1686 m2

IN BRIEF

Located in a quiet and sought-after area of Argentan, this spacious family home offers 204 sqm of living space with rare volumes and strong potential. Built in 1971, it sits on a beautifully landscaped 1,686 sqm plot, with the option to purchase an additional 1,000 sqm. The ground floor features an entrance hall, a separate kitchen overlooking the garden, a living/dining room with wood-burning insert, a heated veranda with underfloor heating, two bedrooms, a bathroom, WC and a utility room. Upstairs are four further bedrooms, a bathroom and separate WC. An adjoining extension provides two large additional rooms, ideal for extra bedrooms, a master suite or a professional workspace. The property also benefits from a full basement including garage, boiler room, cellar and workshop. Well-maintained garden with terrace, wooden shed and many fruit trees. Gas heating, wood insert,...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5120 € et 6980€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A38468YAL61 Price: 249 310 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 000 EUR without fees)







NOTES

DESCRIPTION

Family Home with Large Mature Garden, Rare Volumes & Exceptional Potential – Argentan (61200)

In Argentan, in a sought-after and peaceful area, discover this spacious and solid family home offering 204 sqm of living space, full of potential, set in the heart of a beautifully landscaped 1,686 sqm plot, with the additional possibility of acquiring a further 1,000 sqm (house built in 1971). A rare opportunity on the market.

A property with unique volumes:
6 bedrooms + 2 offices + veranda + full basement

Bright and functional ground floor:
Entrance hall leading to a separate kitchen (16.3 sqm) overlooking the garden
Warm living / dining room with wood-burning insert (35 sqm)
Heated veranda with underfloor heating, ideal for enjoying the garden all year round (20 sqm)
2 bedrooms and a bathroom (12.7 sqm and 11.5 sqm)
Separate WC with washbasin
Utility room

First floor:
4 additional bedrooms
Bathroom
Separate WC
Adjoining extension – a major advantage:
Two attractive additional rooms (currently used as offices: 16.6 sqm and 21.4 sqm), which could easily become:
Two extra bedrooms

A master suite
A professional workspace
Or be directly connected to the main house to further increase the living area

Full basement – a rare asset: