

An exceptional townhouse in the gorgeous vibrant town of Bagnoles-de-l'Orne – a rare opportunity



INFORMATION

Town:	Bagnoles de l'Orne
Department:	Normandie
Bed:	2
Bath:	2
Floor:	62 m2
Plot Size:	786 m2

IN BRIEF

Prime Location in Bagnoles-de-l'Orne.

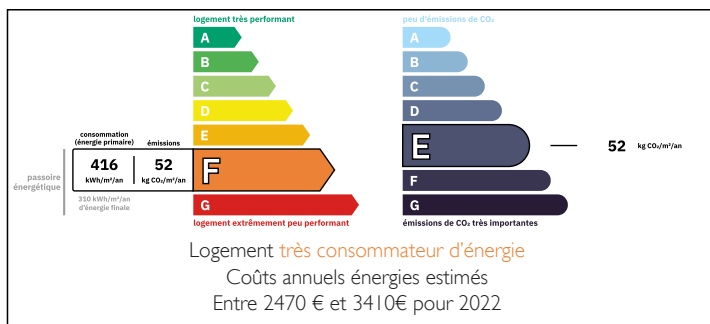
A highly desirable location combining the charm of a historic spa town with excellent leisure facilities, amenities and beautiful surrounding countryside.

Ideally situated just moments from the centre of the beautiful Belle Époque spa town of Bagnoles-de-l'Orne, this property enjoys an enviable location within easy walking distance of the picturesque central lake.

The town offers an excellent selection of shops, boutiques, cafés and restaurants, creating a lively yet relaxed atmosphere throughout the year. The property is also conveniently positioned close to the renowned Casino de Bagnoles-de-l'Orne and the famous Thermes, making it particularly appealing as a permanent home, holiday property or investment. For those who enjoy the outdoors, the magnificent Forêt d'Andaine is close by, offering an extensive

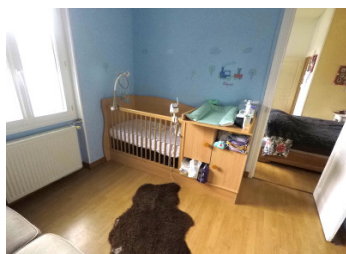
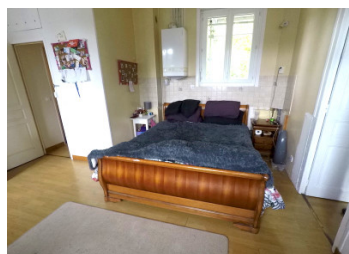


ENERGY - DPE



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

Don't miss this opportunity to own a well-located home in the heart of Bagnoles-de-l'Orne, one of Normandy's most attractive and sought-after towns. Property Features:

Recently fitted new roof and insulation (2025)

Small private garden area

Two private parking spaces – a rare advantage for a town-centre property

Balcony with views and tranquility.

Double glazing throughout

Connected to mains drainage

Town gas central heating and electric available

Ground Floor:

Bright and welcoming living room, fitted kitchen, shower room, WC, and additional living space offering flexibility.

First Floor:

Landing with washroom, two bedrooms with parquet flooring, shower room, and WC.

Habitable area: 63 m²

This versatile property is ideal for first-time buyers, a holiday home, or investors. It also offers excellent potential for conversion into two F2 apartments, making it particularly attractive for short-term rental opportunities such as Airbnb.

Enormous Investment Potential as a letting in a holiday hotspot.

Co-ownership Details

Located within a well-maintained building of 15 units, with low monthly charges of €70, including

LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES