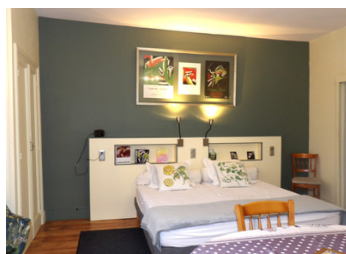


Cosy chic furnished one bedroom apartment in a great residence near the lake /spa in Bagnoles de l'Orne



INFORMATION

Town:	Bagnoles de l'Orne
Department:	Normandie Orne
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2



IN BRIEF

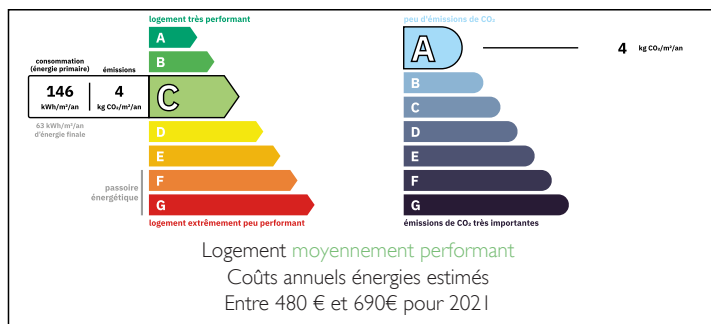
An 34 square meters apartment, isolation class C, renovated as new, which could generate a rental income, for the spa clients or tourists.

Situated in the famous "Residence du Lac", a former palace, with entrance code at the main door, building caretaker and medical office, in the "belle époque" spa town Bagnoles-de-l'Orne.

A prestigious building in a green and quiet setting, near the Golf Club and the forest.

The residence is surrounded by a wooded park, has a terrace facing the lake and the 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 one bed apartment is located in the center of the famous spa town of Bagnoles de l'Orne, in Normandy.

Situated at the 4th floor/top floor, with a direct access to the elevator, isolated from the neighbors from the both sides, very calm.

The entrance opens at the right side with the fitted kitchen (washing machine), the bedroom furnished has two good size, twin beds (90X190), a table, tv, two fixed cabinets, double-glazed windows facing the forest and shower room with wc.

The property has a private cellar in the basement and three "box storages" situated above the apartment, in the attic, "the old mairmade rooms/chambre de bonne". An opportunity to win more space or to be used as an extra storage place.

NOTES

Great opportunity for an investment!
Easily rentable!

Co-owned building of 4 units
Provisional annual charges: 1700€

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