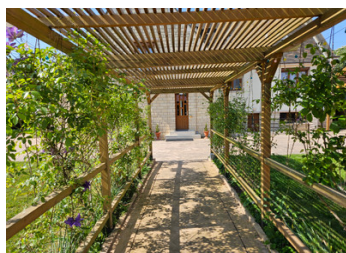


Charming hidden gem in peaceful neighbourhood of Argentan, steps from schools, cafés, market & cinema etc...



INFORMATION

Town:	Argentan
Department:	Orne
Bed:	6
Bath:	2
Floor:	244 m2
Plot Size:	1868 m2



IN BRIEF

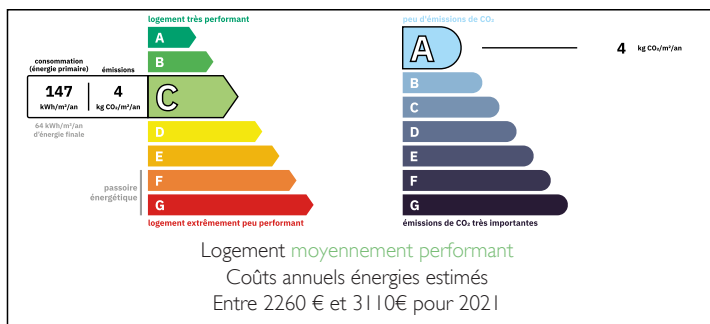
Just a stone's throw from Argentan town centre, discover this unique, fully renovated 8-room house, combining charm with high-quality fixtures and fittings. You'll be charmed by its spacious rooms, natural light and excellent overall condition.

Ideal for a family, this property offers a peaceful setting whilst being close to all amenities. With an energy performance rating of C, it guarantees good energy efficiency.

Inside, enjoy a spacious 54 m² living area, perfect for entertaining, as well as a modern 13 m² galley kitchen. The house also features several comfortable bedrooms and bathrooms spread across different levels, offering both practicality and privacy.

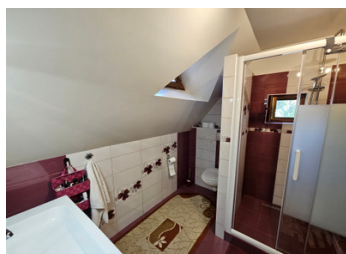
Outside, you'll enjoy an enclosed, wooded plot of approximately 1,868 m², ideal for nature lovers. A large barbecue area allows you to make the most of

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.



LOCAL TAXES

Taxe foncière: 2958 EUR

NOTES

DESCRIPTION

Ground floor

- Huge open plan living/dining/bar area 54m²
- Galley kitchen 13m²
- WC with handbasin
- Entrance corridor with stairwell and access exterior 14m²

1st Floor

- Bathroom dual handbasin, shower cabin, separate bathtub 6m²
- three bedrooms 11m², 14m² and 9m²

2nd Floor

- Master bedroom with balcony 22m²
- 5th bedroom 18m²
- Bathroom 5m²
- Dressing room 11m²

3rd Floor

- Bedroom 13m²
- Two storage rooms 8m² and 1.5m²

Sub-basement

- Dressing/Shoe room 8m²
- Garage 25m²
- Laundry with access to exterior 6m²

Basement

- Gymnasium 30m²
- Cellar 12m²
- Boiler room with access to exterior (external stairs) 14m²

Argentan has schools, pool, hospital and health services, cafes, restaurants, markets, hypermarkets, access to Motorway (A88), and train station with free parking so you can be in Paris in 2 hours by train.

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