

Elegant character home in L'Aigle with pool, garden and spacious layout



INFORMATION

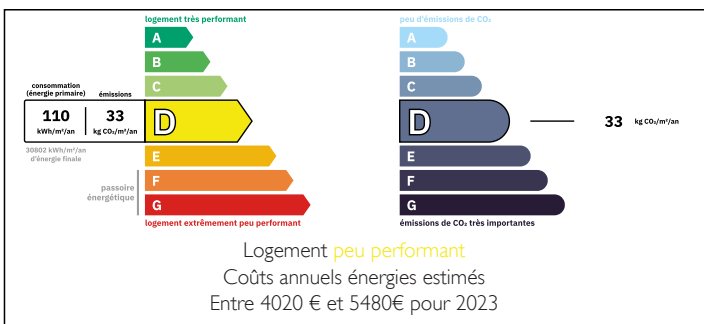
Town:	L'Aigle
Department:	Orne
Bed:	4
Bath:	3
Floor:	291 m ²
Plot Size:	1251 m ²



IN BRIEF

In L'Aigle, this elegant character home offers approx. 291 m² of habitable space, a swimming pool, a rear garden/courtyard and a flexible layout over several levels. Built in flint and roofed with traditional small tiles, the property combines architectural character with generous family accommodation. The ground floor offers an entrance hall, a living room with fireplace, a fitted kitchen, a veranda and a bedroom with private shower room and WC. The upper floors provide further bedrooms, bathrooms/shower rooms, a study, workshop and attic space. A full basement and a small tiled-roof outbuilding complete the property, offering useful additional space.

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

In the town of L'Aigle, in the Orne department of Normandy, this elegant character home offers a rare combination of town living, outdoor space and generous interior volumes.

Built in flint and roofed with traditional small tiles, the property immediately conveys the charm of an older Normandy residence. With approx. 291 m² of habitable space arranged over several levels, it offers a flexible layout suited to family life, entertaining, working from home or use as a spacious second home.

The entrance opens into a well-proportioned ground floor featuring a living room with fireplace, a fitted kitchen and a veranda, creating a pleasant connection between the interior and the outside areas. A bedroom with private shower room and WC completes this level, adding the comfort of ground-floor accommodation.

The first floor continues the family layout with a central landing, several bedrooms, a study, and bathroom/shower facilities. The second floor offers additional rooms, a shower room with WC, a workshop and attic space, giving the house further flexibility depending on the buyer's needs.

The full basement extends beneath the house and provides practical storage and service areas. Outside, the property is set on 1,251 m² of land, with a rear garden/courtyard, swimming pool and a small tiled-roof outbuilding used as a garden shelter.

A character property in L'Aigle, where space, charm and outdoor areas come together to create an elegant Normandy setting.

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

LOCAL TAXES

Taxe habitation: **4113 EUR**

NOTES