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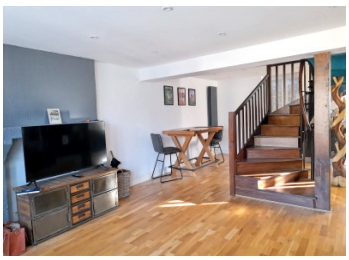
Ref: A47108JBE61 Price: 85 800 EUR

agency fees included: 10 % TTC to be paid by the buyer (78 000 EUR without fees)

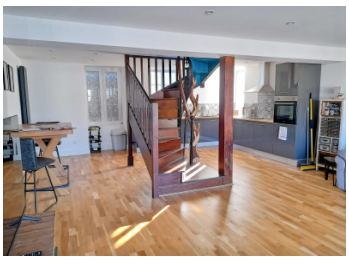
Stone Village House for Sale in Normandy – Ready to Move In, near Bagnoles-de-l'Orne

EXCLUSIVE

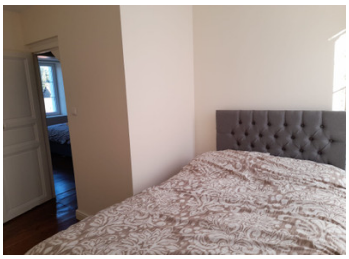














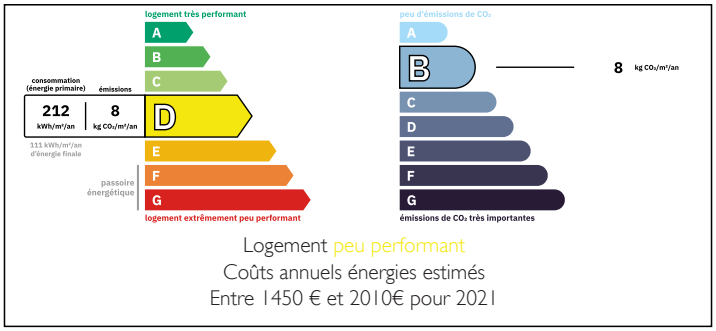
INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

Renovated 73 m² stone house in Rives-d'Andaine, Orne, Normandy. New kitchen, cellar with separate entrance. Lock-up-and-leave or buy-to-let near Bagnoles.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1450 € et 2010€ pour 2021

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.
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LOCAL TAXES

Taxe foncière:	**1062 EUR**
Taxe habitation:	**781 EUR**

NOTES

DESCRIPTION

A ready-to-move-into stone village house for sale in Rives-d'Andaine, Orne, Normandy, just minutes from the spa town of Bagnoles-de-l'Orne and the Andaines forest. It needs very little upkeep, which makes it a true lock-up-and-leave holiday home in France, an affordable permanent home, or a buy-to-let investment.

On the ground floor, a 23 m² living room with exposed beams opens onto a brand-new, fully fitted kitchen. The original wooden staircase leads to the first floor. There you will find a 17 m² double bedroom, an 8 m² bathroom with bath, and an additional room suitable as a study or occasional guest room. Living space totals 73 m².

Beneath the house, a cellar with its own separate entrance provides useful storage for bikes, tools or equipment.

The house overlooks a small village square with plenty of parking close by. There is no garden to maintain, so it is ideal for owners who want to arrive, unlock and relax. Shops and amenities are within walking distance. The historic towns of Domfront, La Ferté-Macé and medieval Lassay-les-Châteaux are all within easy reach.

Key features:
- Double glazing
- Electric heating
- Mains drainage
- New fully fitted kitchen
- Beds included in the sale, so the property can be used or let with minimal preparation

Strong rental potential
One of the area's largest employers is based within the commune, creating steady demand for rental housing. Nearby Bagnoles-de-l'Orne, the leading spa resort in western France, attracts spa guests, tourists and seasonal workers in hotels, restaurants and the thermal baths, all...