



## Magnificent Town House in Historic Sector



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 409,500

#### Standort

Land:	Frankreich
Postleitzahl:	61000
Veröffentlicht:	10.02.2026
Beschreibung:	

We offer for sale this large family home, located in the heart of Alençon's historic centre, in the Magdeleine district, with all amenities within walking distance.

With a total surface area of 215m<sup>2</sup>, this characterful house offers:

- Ground floor: a large entrance hall leading to a dining room with a fireplace, moldings, and parquet flooring, a fitted kitchen, and in an extension, a large, bright living room with access to the courtyard, a hallway with built-in wardrobes, and a WC.
- First floor: a first bedroom/office with built-in wardrobes, a WC, and then a large bedroom with built-in wardrobes and a dressing room, with private access to the bathroom (shower and bathtub).
- Second floor: 2 bedrooms with built-in wardrobes and a dressing room, a laundry room (which could be used as a shower room), and a toilet.
- Third floor: 2 attic bedrooms with washbasins, a bathroom with a toilet.
- Basement: cellar with boiler room and a room (currently used as a billiard room).



Charming courtyard entirely enclosed by stone walls, with granite paving stones, and covered with wisteria.

- New condensing gas boiler,
- Recent electric water heater,
- Beautiful parquet floors.

For more information, please contact us today.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer: 6  
Badezimmer: 2  
Grundstücksgröße: 182 m<sup>2</sup>

## **Zimmerdetails**

Innenausstattung: Fitted kitchen

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX8.167.163

