



## Town House with Delightful Interiors



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 327,749.92 |

### Elhelyezkedés

|               |               |
|---------------|---------------|
| Ország:       | France        |
| Irányítószám: | 61000         |
| Feladta:      | 2026. 03. 11. |
| Leírás:       |               |

We offer for sale this charming town house with great potential, ideally located in the heart of the city, in the immediate vicinity of Place de la Magdeleine, shops, and services, all within walking distance.

This character property offers spacious rooms and numerous layout possibilities, as well as a separate area suitable for a professional practice or an expansion project.

- Ground floor: you will find a large entrance hall leading to a living room with parquet flooring and a marble fireplace, a dining room with parquet flooring and a fireplace, a separate kitchen, a room that could be converted into a bathroom, and a bedroom. The property benefits from direct access to a courtyard and a pleasant, fully enclosed garden with stone walls, offering complete privacy.

- First floor: an elegant wooden staircase leads to a landing that provides access to five beautiful bedrooms, one with mouldings and a fireplace with a marble overmantel, one with an en-suite shower room, and a bathroom with a toilet.

- Second floor: a second staircase leads to a landing with original terracotta tiles, an office, and two further bedrooms, one with built-in wardrobes, as well as a toilet.

- Basement: a superb vaulted cellar completes the property.



Adjoining the house, a secondary space comprising two offices, a toilet, and a hallway offers the possibility of running a separate business or being combined with the main house to create additional living space.

A wonderful opportunity in the city center, combining period charm, generous proportions, and strong potential for expansion.

To discover this Alençon bourgeois house with significant potential, contact us without delay.

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 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)



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Fürdőszobák: 2  
Telekméret: 489 nm

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.259.100

