



## Duplex Apartment in Alencon, Normandy



### Ügynök információ

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

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 279,386.01

### Elhelyezkedés

Ország:	France
Irányítószám:	61000
Feladta:	2026. 04. 20.

#### Leírás:

Superb apartment in the heart of Alencon. Located in the heart of Alencon, in a sought-after area offering immediate access to all shops and amenities, discover this magnificent 169 sq m (1,830 sq ft) apartment in perfect condition.

From the moment you enter, you will be captivated by the generous proportions and abundant natural light.

- Ground floor: you will find an entrance hall with built-in wardrobes leading to the first floor, which features a beautiful fitted and equipped kitchen with a dining area, an elegant dining room, as well as a superb, bright living room and a second TV lounge. A bedroom, a shower room with WC, a laundry room, and a second independent bedroom on two levels complete this level.

- Second floor: you will find an office space, two comfortable bedrooms, a shower room, and a laundry room. Finally, on the top floor, a charming attic bedroom with its own shower room and toilet offers a private and cozy space.

A small storage room completes this property.

Excellent overall condition. No condominium association and no condominium fees.



A rare find in this area, ideal for a family or for those who appreciate spacious living in the city center.

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)

## **Gyakori**

Hálósobák: 4  
Fürdőszobák: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.388.852



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