

Magnificent real estate complex comprising a country house and a guest house with a spa area.



## INFORMATION

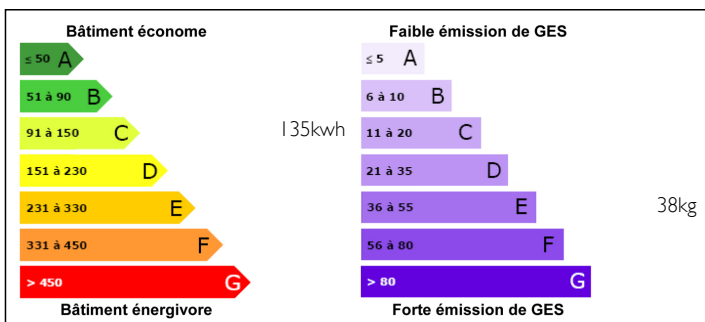
Town:	Vexin-sur-Epte
Department:	Eure
Bed:	8
Bath:	5
Floor:	314 m2
Plot Size:	1952 m2

## IN BRIEF

This very beautiful and charming country house completely renovated is located in a quiet area and away from all the hustle and bustle of everyday life. Its garden, a veritable haven of greenery, provides a peaceful environment and a very pleasant setting. A few minutes from Giverny, in a town with many shops and services (bakery, butcher, supermarket, pharmacy, La Poste, primary school), in a peaceful environment, with its enclosed garden with trees, out of sight, full of charm and authenticity, the property also includes a house ready to welcome friends, relatives or a gite or bed and breakfast activity. Habitable and usable immediately because, under certain conditions, the owner leaves the equipment and furnishings that can be used to operate a tourist accommodation activity.



## 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.



## LOCAL TAXES

Taxe foncière: 2672 EUR

## NOTES

## DESCRIPTION

This large and elegant family house, full of character, is located a few minutes from all amenities, 15 minutes from Vernon and Giverny, 1h00 from Paris and Rouen, 1h30 from Deauville and its beaches, Dieppe and Le Havre, 2h45 from Calais and is composed as follows:

### Main house

#### Ground floor

Kitchen □ 24 m<sup>2</sup>

Living room □ 22.9 m<sup>2</sup>

Dining room □ 25.8 m<sup>2</sup>

Bedroom 1 □ 12 m<sup>2</sup> with shower room □ 7.4 m<sup>2</sup>

#### Upstairs

Bedroom 2 □ 12 m<sup>2</sup> with Bathroom □ 4 m<sup>2</sup>

Bedroom 3 □ 23 m<sup>2</sup> with Bathroom □ 4 m<sup>2</sup>

Bedroom 4 □ 16 m<sup>2</sup> with shower room □ 2.6 m<sup>2</sup>

Bedroom 5 □ 15 m<sup>2</sup>

Bedroom 6 □ 22 m<sup>2</sup>

### Guest house/Gîte

#### Ground floor

Kitchen/Dining room/Living room □ 28 m<sup>2</sup>

SPA area □ 19.1 m<sup>2</sup> with Jacuzzi and sauna

#### Upstairs

Bedroom 1 □ 12 m<sup>2</sup>

Bedroom 2 □ 16 m<sup>2</sup> with mezzanine

Bathroom □ 3.1 m<sup>2</sup>

Cellar □ 10 m<sup>2</sup>

### The strong points :

Character house

Walking distance to shops

Possibility of a guest house/gite activity

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Information about risks to which this property is