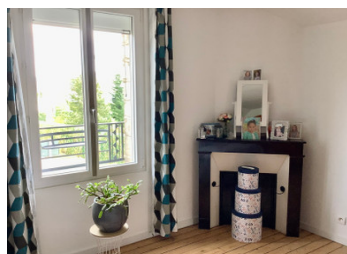


Charming house ready to move in, 1 bd w/ bath on ground floor, fitted kitchen, quiet area close to amenities



## INFORMATION

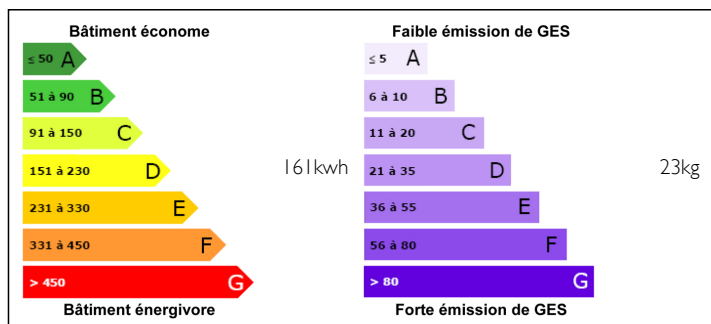
Town:	Gisors
Department:	Eure
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	560 m2



## IN BRIEF

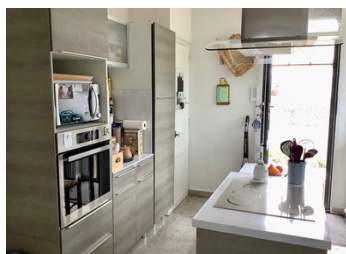
Light filled 110 m2 house with one bedroom and en-suite bathroom on the ground floor, in a quiet residential area of Gisors, close to all amenities. Fitted kitchen opening onto the south-facing garden and the 32 m2 living room. On the first floor: bathroom with WC and 2 spacious bedrooms with parquet flooring and agreeable views. Detached garage.

## 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: 1540 EUR

## NOTES

## DESCRIPTION

Leggett Immobilier International presents this two-storey house in immaculate condition, pleasant to live in with its south-facing garden and one bedroom with en-suite bathroom on the ground floor. Situated in a quiet area, 4 minutes' drive from the shops, it is ideal if you are looking for a house that needs no renovation work.

The entrance to the garden, with its vegetable patch, is via a large automatic gate.

A few steps lead up to the front door, which opens onto the fitted kitchen (13m<sup>2</sup>). The living room of approx. 32 m<sup>2</sup>, opens onto a small garden.

On the ground floor, a south-facing bedroom (11,5 m<sup>2</sup>) with adjoining shower room (4 m<sup>2</sup>) provides a single-storey living area. WC under the stairs.

Upstairs are 2 bright bedrooms of approx. 14m<sup>2</sup> and 16m<sup>2</sup>, plus a bathroom with WC. Parquet flooring.

In the semi-buried basement, 2 cellars, one of which is used as a utility room, provide storage space. Separate garage.

PVC double-glazed windows with electric roller shutters, mains drainage and gas heating.

Gisors station, which links Paris-Saint-Lazare in 1 hour 15 minutes, is a 5-minute drive away.

Paris-Beauvais international airport (Ryanair) is 37 km away. The beaches of Dieppe and the ferries to England are 105 km away.

Gisors is a pleasant little town with all shops and services located at the gateway to Normandy, 65 km from Paris.