

Lovely familial estate in the green countryside of the Pays d'Ouche in Normandy...



INFORMATION

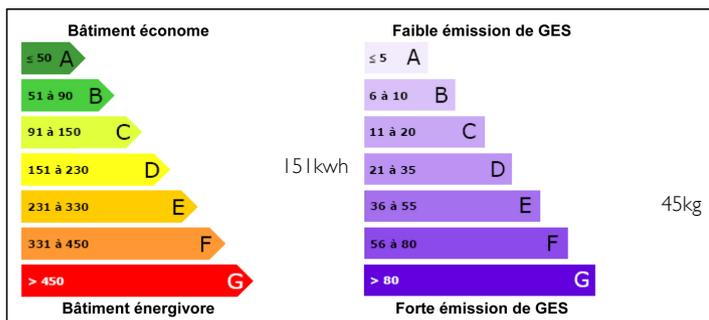
Town:	DAMVILLE
Department:	Eure
Bed:	5
Bath:	2
Floor:	135 m2
Plot Size:	4132 m2



IN BRIEF

Situated near a small picturesque village a 10 minutes drive from Damville in the département of the Eure (27), a lively little community with numerous amenities such as supermarket, all shops, schools, college, public and health services as well as cultural and leisure activities... Also, 20km from the town of Evreux, a city of 50,000 residents with many easily accessible amenities such as a railway station with daily and direct train connections to Paris St-Lazare within 55 minutes... Geographically and ideally placed 100km between Paris and the Normandy coast towards Lisieux (14), famous for the Basilica of Sainte Thérèse, Honfleur, Deauville-Trouville (St-Gatien airport with regular charter flights to and from Great Britain...) , Houlgate, Le Havre (Ferry) over Le Pont de Normandie or Le Pont de Tancarville... This ancient farmhouse of 135m2 living space, entirely and magnificently renovated, will meet all the expectations of a modern family in terms of nice

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.



DESCRIPTION

You enter this property through a large electric sliding gate (w. remote control) and fitted with inter-phone/visiophone, to:

A traditional house, which features on the ground floor:

An entrance hall

A WC with a washbasin and enhanced by a lovely oak door.

An attractive, tiled shower room with Italian shower, washbasin unit and cupboard.

An office.

A cute children's play room.

A pleasant guest room.

An open-plan space composed of a comfortable lounge and living room.

A very convivial fully equipped kitchen is separated from the open-plan area by a lovely glazed partition.

A back-kitchen and small laundry room with an oil-fired boiler and washing machine adjoin the kitchen.

An attractive oak staircase leads upstairs to a landing and corridor leading, to:

- A cosy master bedroom.

- A charming child's room.

- A lovely tiled bathroom with bath, washbasin unit and cupboard.

- Another nice child's room enhanced by lovely exposed oak beams in cathedral ceiling.

LOCAL TAXES

Taxe foncière: 602 EUR

Taxe habitation: 340 EUR

NOTES