

2 renovated Norman houses set in 2 hectares of beautiful grounds with stables and a possible business project.

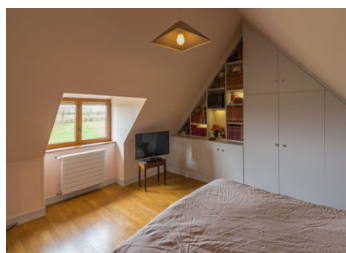


INFORMATION

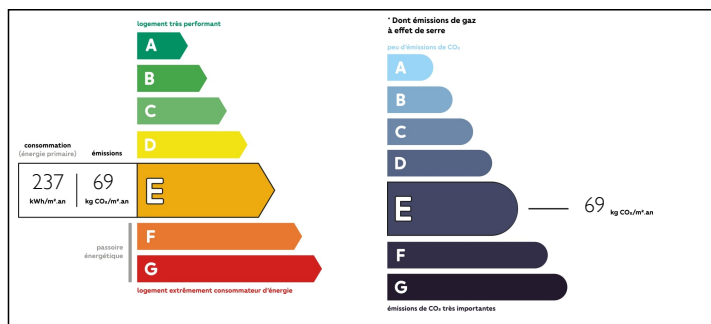
Town:	Le Lesme
Department:	Eure
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	24390 m2

IN BRIEF

Both properties have been renovated to a good standard with both roofs being replaced in the last 3 years. A picturesque setting with lots of space and a heated pool.



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

The main house has a living area of 43m² with a traditional open fire in the lounge and a spacious dining area. A fitted kitchen and separate utility room with a bathroom 10m² and WC. The first floor has 2 double bedrooms, both with beautiful views positioned at either end of a large mezzanine area of 20m² that has plenty of fitted storage and is an ideal office and open space. Oil heating system. Double glazing. The second house has an open living area of 42m² with kitchenette and many original features plus a wood burner. 2 bedrooms on the first floor (13,5² & 17m²) and a shower room and WC. At the back there is a workshop/ tack room of 22m² with a loft; possible renovation project.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1160 EUR

NOTES