

Norman cottage located in a beautiful natural setting and only 6 km from the coast



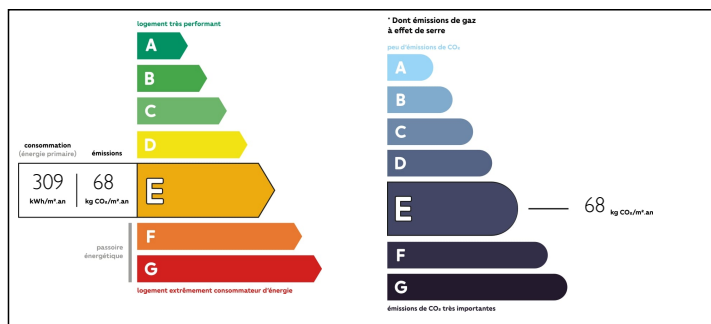
INFORMATION

Town:	Veules-les-Roses
Department:	Seine-Maritime
Bed:	7
Bath:	4
Floor:	298 m2
Plot Size:	7368 m2

IN BRIEF

A few minutes from the sea, full of charm and authenticity, out of sight, in a peaceful environment, it has a large plot and is ideal for spending good times with family or friends. The property also includes a small detached building which, once renovated, can accommodate friends, relatives, or a gîte or bed and breakfast 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.



DESCRIPTION

In an unspoiled countryside, this charming half-timbered house under a thatched roof is located 5km from Veules-les-Roses, 10 minutes from the beaches of Saint-Valéry-en-Caux, 30 minutes from Dieppe, 50 minutes from Rouen, 1h15 from Dauville, 2h15 from Paris includes:

Ground floor

Kitchen □ 30.8 m²

Living room □ 22.6 m²

Lounge □ 34.6 m²

Bedroom 1 □ 26.4 m²

Kitchen 2 □ 16 m²

Shower room □ 5.9 m²

Upstairs

Bedroom 2 □ 17.8 m² with Bathroom □ 4.5 m²

Bedroom 3 □ 15.2 m²

Bedroom 4 □ 13.4 m²

Bedroom 5 □ 11.8 m²

Bedroom 6 □ 15 m² with Bathroom □ 8.5 m²

Bedroom 7 □ 11 m²

Office □ 7.7 m²

Shower room □ 3.4 m²

Outside

Charetterie/Carport □ 33.6 m² (2 cars)

Building to renovate □ 50 m²

LOCAL TAXES

Taxe foncière: **2000 EUR**

NOTES

The strong points :

Character house

A few minutes from the sea

Possibility of a guest house/gite activity

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>