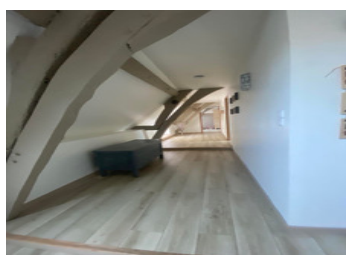
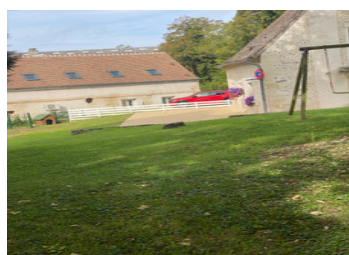


Completely renovated 19th century house with vaulted cellars, with a garden bordered by a tributary of the Ept



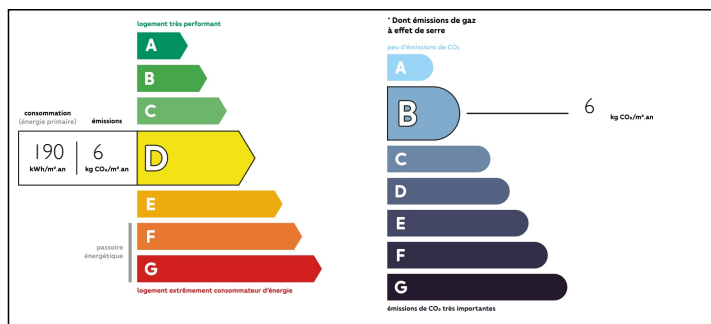
INFORMATION

Town:	Gisors
Department:	Eure
Bed:	4
Bath:	3
Floor:	363 m2
Plot Size:	1315 m2

IN BRIEF

While being in town, this house is set back, hence its particularly calm environment. It would be ideal for both a family home and a second home. The most remarkable thing is the mixture of the old, being from the 19th century with its vaulted cellars, and the modern of the house, completely renovated and surrounded by a terrace. Adjoining outbuildings can bring in additional income of around €25,000 per year. A small independent building could be used to store bicycles and sports equipment.

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 property with a total surface area of 1496 m² includes:

1 a house composed of:

on the ground floor

- entrance hall and cloakroom: 3 m²
- living room 70 m²
- kitchen 20m²
- laundry room 16m²
- WC 1 m²

upstairs

- bedroom: 22 m²
- bedroom: 20 m²
- bedroom: 12 m²
- master suite: bedroom 16 m², dressing room: 4m², bathroom: 8 m² with WC
- bathroom: 12 m² with WC
- shower: 10 m² with WC

the attic

vaulted cellars: 40 m²

a terrace: 220 m²

2 adjoining outbuildings consisting of:

a ground floor: 65 m²

upstairs :

- a terrace: 30 m²
- a bedroom with shower room and WC: 18 m²
- a bedroom with living room and bathroom and WC: 40 m²

3 a garage. : 35 m²

4 a garden of 1315 m² includes

- a building of 5 m²

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

LOCAL TAXES

Taxe habitation: 2598 EUR

NOTES