LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23755CBU27 Price: 229 000 EUR

agency fees to be paid by the seller

Charming country house completely renovated















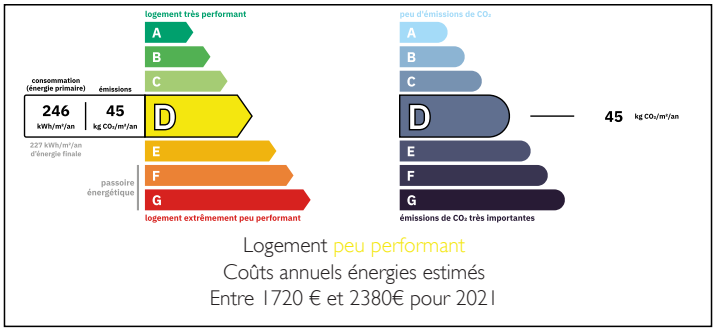
INFORMATION

Town:	Bernay
Department:	Eure
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3390 m2

IN BRIEF

Only a quarter of an hour from Bernay and its train station, this characterful house can be ideal as a family home or second home.
It notably has a bedroom and a bathroom on the ground floor, a large plot of land of 3390m² to spend good times with family or friends.
No work needed.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1720 € et 2380€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Completely renovated, this property is located 15 minutes from Bernay train station for Paris St-Lazare or Deauville, 20 minutes from Lisieux, 1 hour from Rouen, 45 minutes from Deauville and its beaches, 1 hour 30 minutes from Dieppe, 2 hours 15 minutes from Beauvais and its airport, 3h15 from Calais includes:

Ground floor
Kitchen 9 m²,
Living room 28 m²
Dining room 14 m²
Cellar 6.6 m²
Laundry room 4.1 m²
Bedroom 1 12.3 m²
Bathroom 5.5 m²

First floor

Bedroom 2 10 m² with shower room 5 m²
Bedroom 3 9.6 m²
Mezzanine 13 m²

Garage 28 m²

Shed 7.8 m²

All on enclosed grounds of 3390 m².

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

NOTES

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