LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24922CBU27 Price: 262 000 EUR

agency fees to be paid by the seller

Charming Norman property to finish renovating















INFORMATION

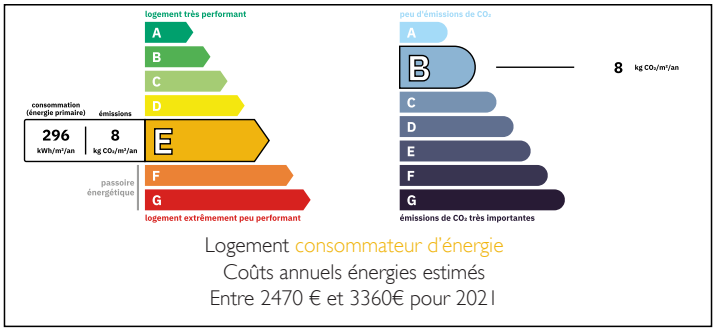
Town:	Les Andelys
Department:	Eure
Bed:	5
Bath:	0
Floor:	290 m2
Plot Size:	1049 m2

IN BRIEF

In the heart of a small village. 5 minutes from the shops and Les Andelys.
All that remains is to assign a function to certain rooms and complete the renovation according to your tastes.
The house has benefitted from a restoration of the interior and exterior woodwork as well as certain floors by skilled craftsmen in order to retain its original character.

The whole is built on a plot of about 1000 m ².

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2470 € et 3360€ 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

Ideally located in the Eure valley, 25 minutes from Vernon and Giverny, 1h10 from Paris, 1h30 from Le Havre, Dieppe and Deauville and its beaches, 2h30 from Calais. the property includes:

On the ground floor :
Room 35 m²
Room 69 m²

1st floor :
Bedroom 30 m²
Bedroom 36 m² to finish renovating
Bedroom 38 m² to finish renovating

2nd Floor
Bedroom 12.5 m² with mezzanine
Bedroom 18 m²
Bedroom 38 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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