LEGGETT IMMOBILIER INTERNATIONAL

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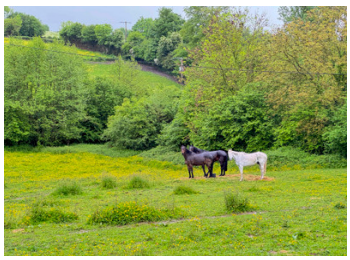
Ref: A28462AMO76 Price: 456 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (435 000 EUR without fees)

**In the heart of the Normandy countryside, beautiful 18th century residence on 2 hectares.**















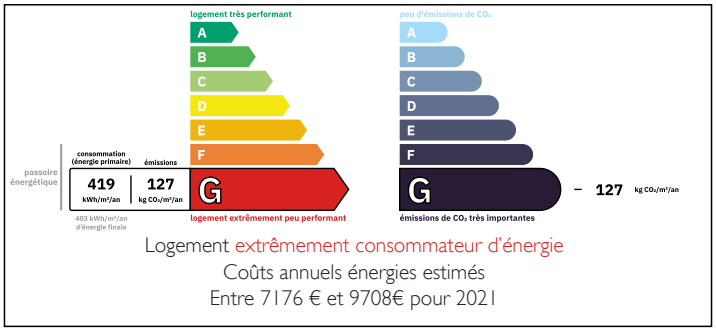
## INFORMATION

| | |
|---|---|
| Town: | Longmesnil |
| Department: | Seine-Maritime |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 320 m2 |
| Plot Size: | 19450 m2 |

## IN BRIEF

A 220 m2 mansion on two floors, and a 130 m2 gîte, set on 2 hectares of land. Completed by 3 outbuildings including a small stable.

## ENERGY - DPE




Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 7176 € et 9708€ 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

In the main house of 220 M2, on the ground floor, an entrance leading to a dining room, a living room, a kitchen, a large veranda and a fitted kitchen. On the first floor, a landing, 3 bedrooms and two bathrooms, toilet. On the second floor, a landing, two bedrooms, an office, a bathroom with toilet. Outside, 3 buildings and a stable. Oil boiler central heating.

In the 130 m2 gîte, on the ground floor, a living room, a kitchen, a bedroom, a bathroom with toilet. On the first floor, two bedrooms and a bathroom with WC, an attic area remains to be fitted out and insulated.

Large technical room, oil boiler central heating and storage room.

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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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