LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29634AMO76 Price: 267 500 EUR

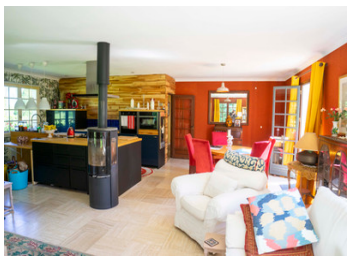
agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

a slice of Provence transplanted in Normandy

EXCLUSIVE















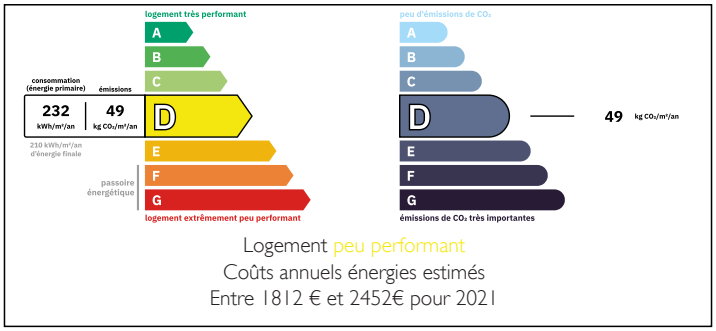
INFORMATION

Town:	Aubermesnil-aux-Érables
Department:	Seine-Maritime
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	8879 m2

IN BRIEF

Charming house of approximately 130 m2, with exceptional views of the Normandy countryside. Located on maintained grounds, full of flowers and tall pines, which give the place an almost Mediterranean atmosphere.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1812 € et 2452€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29634AMO76 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)







NOTES

DESCRIPTION

Imagine an idyllic house in Normandy, where time seems to stand still and nature envelops you in its serenity. Nestled in a lush landscape, this charming 130 m² country house offers breathtaking views of the Norman countryside. The beautifully maintained grounds, filled with flowers and majestic pine trees, evoke a Mediterranean atmosphere, like a slice of Provence transplanted to the north of France.

The house opens onto a spacious, bright living room with an open kitchen, perfect for convivial moments with family or friends. You'll also find three welcoming bedrooms, an elegant bathroom, and a separate toilet. Outside, a wooden terrace invites you to fully enjoy the exceptional natural surroundings. Imagine savoring your morning coffee while listening to the birdsong or hosting dinners under the stars.

The full basement offers numerous possibilities, including a workshop, a garage, and even the opportunity to create an independent studio for your guests. For nature lovers seeking tranquility, this property is a true haven of peace. A generous vegetable garden, a small garden chalet, and a shed for motorized garden tools and firewood storage complete this bucolic picture.

The grounds are fully enclosed, with a gate ensuring your privacy. The house is equipped with central heating and a wood stove, guaranteeing a cozy atmosphere in all seasons.

This country house in Normandy awaits you to become your perfect refuge, where each day transforms into a natural and soothing escape.

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