LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31862FR76 Price: 135 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (123 854 EUR without fees)

Charming family home, particularly quiet environment and authentic, with an exceptional view of the Seine

EXCLUSIVE















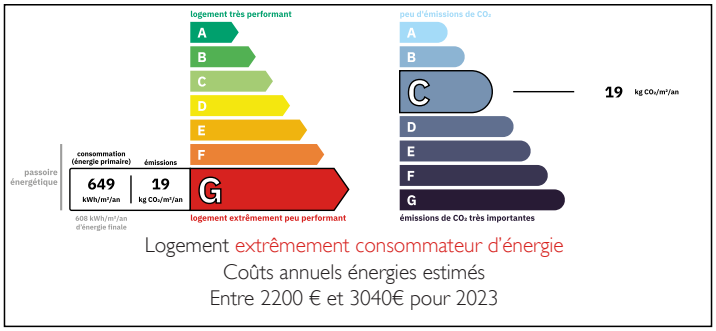
INFORMATION

Town:	Heurteauville
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	2000 m2

IN BRIEF

Come and discover this charming house near Jumièges, separated from it by the Seine, in a peaceful environment. This property consists of a 10-room house, a workshop that can be used as a garage, parking for 5 cars, all on a 2000 m² plot with fruit trees. A small building not attached to the house can be used for storage or as a chicken coop. Located on the banks of the Seine, you'll have a front-row seat to admire the Armada.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2200 € et 3040€ pour 2023

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

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LOCAL TAXES

Taxe foncière: **323 EUR**

NOTES

DESCRIPTION

This charming property located 28 km from Rouen train station is composed as follows :
- Main house

Ground floor
Large living room 26 m²
Small living room 9 m²
Kitchen/Dining room 20 m²
Shower room/WC 6 m²

First floor
Master bedroom 20 m²
Bedroom 8 m²
Bedroom 11 m²
Bedroom 10 m²
Bathroom/WC 7 m²

- Workshop 10 m²

- Bicycle shed or chicken coop 6 m²

- Land 2000 m²

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

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