LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35380CBU27 Price: 525 000 EUR

agency fees to be paid by the seller

Real estate complex consisting of a magnificent bourgeois house and a detached apartment.















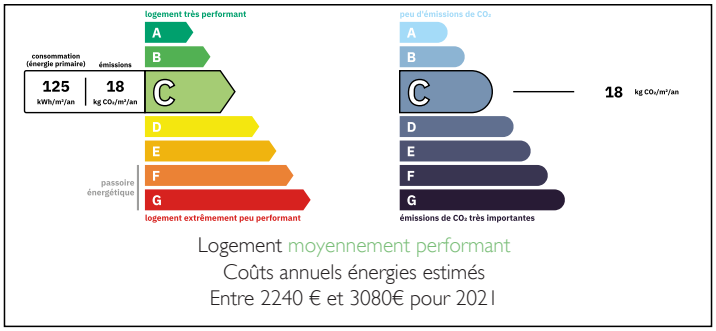
INFORMATION

Town:	Louviers
Department:	Eure
Bed:	7
Bath:	2
Floor:	238 m2
Plot Size:	0 m2

IN BRIEF

Full of charm and authenticity, close to shops and amenities, this characterful house is ideal as a family home or second home. You'll enjoy an enclosed plot of land, as well as a terrace with direct access to the garden, ideal for your social gatherings. Very bright with its numerous windows and spacious with its open rooms and high ceilings, it's also ideal for hosting friends, family, or as a bed and breakfast, thanks to its numerous bedrooms and practical layout.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2240 € et 3080€ 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.

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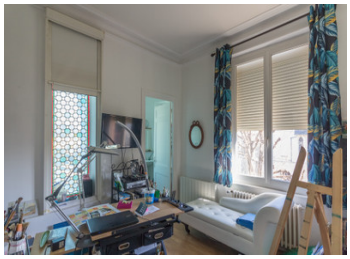
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NOTES

DESCRIPTION

This charming property is located less than a 5-minute walk from shops (pharmacy, doctors, restaurant, supermarket, post office, etc.), 15 minutes from the train station leading to Paris St-Lazare, 30 minutes from Rouen, 1 hour from Paris, 1 hour from Deauville and its beaches, Dieppe, and Le Havre, and 2.5 hours from Calais. It comprises:

Ground Floor
Dining Room 18.9 m²
Fitted Kitchen 10.1 m²
Living Room 29 m²
Entrance 14.5 m²

Floor 1
Bedroom 1 13.4 m² with dressing room 11 m²
Bedroom 2 21 m²
Bedroom 3 11 m²
Bathroom 10.4 m²

Floor 2
Bedroom 4 16.1 m²
Bedroom 5 19.1 m²
Bedroom 6 12.8 m²
Bedroom 7 12 m²
Bathroom 6.7 m²

Basement 60 m²

Attic

Apartment
Ground Floor
Dining/Kitchen/Living Room Area 24.3 m²
Bedroom 1 9.7 m²
Bathroom 3.4 m²

Floor 1
Bedroom 2 24.3 m²
Office 6.9 m²

Information about risks to which this property is