LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36887AMO76 Price: 49 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (43 000 EUR without fees)

100 m2 barn to renovate – The charm of the Normandy countryside 2 hours from Paris















INFORMATION

Town:	Fresnoy-Folny
Department:	Seine-Maritime
Bed:	1
Bath:	1
Floor:	100 m2
Plot Size:	1108 m2

IN BRIEF

In the heart of the green Seine-Maritime countryside, just 30 minutes from Dieppe and its ferries to England, discover this barn to renovate on an enclosed plot of 1000 m2, a great opportunity with great potential.

ENERGY - DPE

DPE not required.

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 a small, peaceful village, far from the hustle and bustle of the city, this former barn, measuring 100 m², is just waiting for your project to find a new lease on life. Situated on an enclosed plot of 1100 m², with no direct overlook, it offers a private and unspoiled setting, conducive to serenity and beautiful residential projects.

The main structure is sound: the frame is in good condition. The roof still needs to be replaced, giving you the freedom to design your home according to your desires, whether it's a renovation with authentic charm or a contemporary creation integrated into the existing structure.

Water and electricity connections are already present on the plot. The installation of a septic tank will be required to complete the sanitation process.

Easily accessible via a paved road and protected by a gate, the property is ideal for a young couple looking for their first life in the countryside, or for those who love beautiful renovations.

Here, everything comes together: the tranquility of nature, proximity to amenities, and the authentic charm of Normandy.

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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