LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37263CBU27 Price: 289 000 EUR

agency fees to be paid by the seller

Charming country house, quietly located and away from the hustle and bustle of daily life.







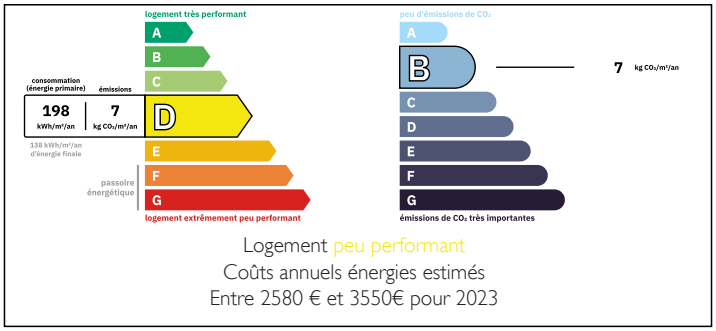








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2580 € et 3550€ pour 2023

INFORMATION

Town:	L'Habit
Department:	Eure
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	1190 m2

IN BRIEF

A true haven of peace at the gates of the Eure valley

Just 5 minutes from Ézy-sur-Eure, discover this beautiful property of character where authenticity, comfort and quality of life meet harmoniously.

Nestled in a calm and green environment, this 182 m² house seduces with its generous volumes, its warm atmosphere and its enclosed garden of 1,190 m². An ideal address for a main residence in the countryside or a family home where you can share precious moments throughout the year.

Its terrace and outdoor spaces invite you to take full advantage of the sunny days, while the interior offers a functional layout perfectly suited to family life.

A privileged situation
Here you benefit from a peaceful living environment while remaining close to amenities.

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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LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES

DESCRIPTION

This charming property is located just minutes from shops and amenities, 15 minutes from the train station leading to Paris Saint-Lazare, 30 minutes from Evreux, 1 hour from Paris, 1.5 hours from Deauville and its beaches, Dieppe, and Le Havre, and 3 hours 15 minutes from Calais. It comprises:

Ground Floor
Dining Room 18.6 m²
Fitted Kitchen 25 m²
Living Room 23 m²
Bedroom 1 19.3 m²
Bathroom 9 m²

Floor 1
Bedroom 2 9 m²
Bedroom 3 6.8 m²
Bedroom 4 9.8 m²
Bedroom 5 29 m² With Mezzanine 6 m²
Bathroom 5.8 m²
Landing Room 14.9 m²

Cellar 22 m²

All on an enclosed plot of 1,190 m²

A home full of character, ready to host your most cherished life projects within a privileged natural setting.

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

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