

L'Aigle region, in a hamlet, large comfortable house with outbuilding, in delightful wooded grounds....



INFORMATION

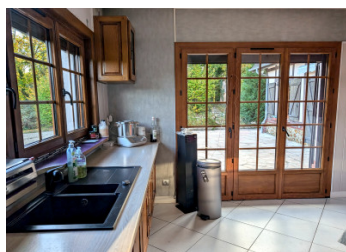
Town:	La Haye-Saint-Sylvestre
Department:	Eure
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	8310 m2

IN BRIEF

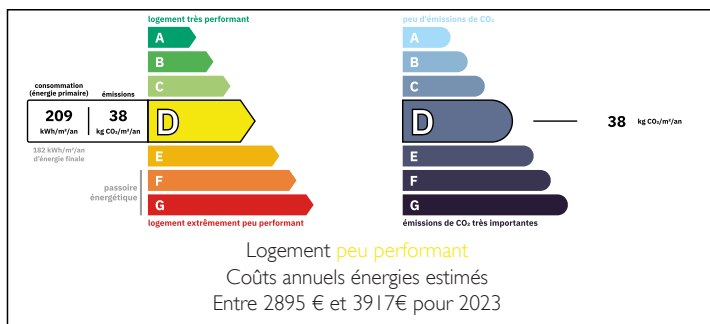
2 hours from Paris, 15 minutes from L' Aigle railway station, 1h15 normandy beaches.

Set in a rural hamlet comprising a large, comfortable house (170m² of living space), a chalet and an outbuilding.

Surrounded by nature on 8,000m² of wooded land.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

170 m² house comprising: entrance hall (4 m²), fitted and equipped kitchen (13 m²), 39 m² living room with fireplace insert, bedroom (17.5 m²), shower room with WC (5 m²), laundry room (8.5 m²), boiler room (19 m²)

Upstairs: landing, bedroom (13 m²) and 40 m² dormitory, dressing room (5 m²), bathroom with WC (5.25 m²).

Adjoining storage room

Oil-fired central heating, double glazing, sanitation conforming.

28 m² chalet with electricity

Outbuilding: Covered courtyard - 25 m², workshop 25 m², storage 25 m², woodshed.

Cellar

All set in wooded grounds of 8,310 m².

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