LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41408CBU27 Price: 420 000 EUR

agency fees to be paid by the seller

Stunning Riverside Find: Characterful renovated Longère with Outbuilding















INFORMATION

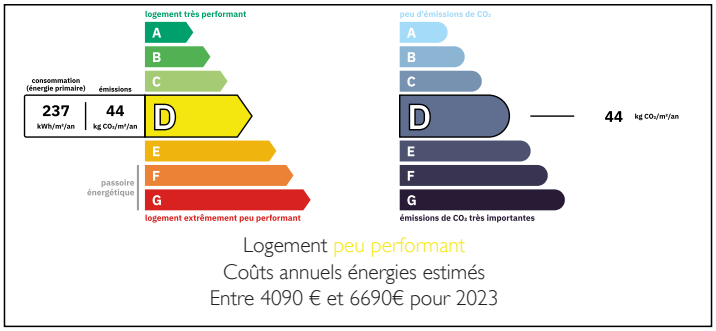
Town:	Muids
Department:	Eure
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1041 m2

IN BRIEF

Stunning Riverside Find: Characterful Modernized Longère with Outbuilding

Country□chic living just 1 h 10 from Paris Enjoy a privileged lifestyle on the right bank of the Seine, between Louviers and Les Andelys. This fully renovated stone longère blends the charm of period architecture with contemporary comfort (Energy rating: D). A large enclosed garden of 1,041 m² with its superb period charreterie hosts the main house and an independent guest cottage/outbuilding ready for immediate use. Perfect for family life in the countryside, a weekend retreat, or a gîte/Airbnb project.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4090 € et 6690€ 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.

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NOTES

DESCRIPTION

Living Spaces
Main House (205 m² of living space)
Ground floor:
Bright living room and cathedral-style dining area (over 63 m² combined)
Separate eat-in kitchen (16.5 m²) extended by a utility room/laundry (15.7 m²)
Ground-floor master suite with dressing room (22.4 m² total) and shower room (6 m²)
First floor:
Spacious landing/mezzanine (28.6 m²) ideal as a home office or second lounge
Two large bedrooms (23.8 m² and 22.6 m²)
Bathroom (5.2 m²)
Independent Accommodation / Outbuilding
A self-contained space perfect for hosting guests in complete privacy or generating rental income:
Living room (13.6 m²)
Bedroom (14.8 m²)
Private shower room (6.7 m²)
Outdoor Spaces & Annexes
Land: Fully enclosed, tree-lined plot of 1,041 m²
Reception area: Authentic charreterie (60 m²) ideal for summer dining in the shade
Bonus: Beautiful vaulted cellar (14 m²) for wine enthusiasts
Location & Access
Shops & services: 15 minutes away (supermarket, healthcare professionals, restaurants, post office)
Transport: Val-de-Reuil train station 15 min (direct trains to Paris Saint-Lazare in 1 h)
Major routes & getaways: Paris 1 h 10 | Rouen 30 min | Deauville & Dieppe 1 h 15
Possibility to acquire the property fully furnished and equipped under certain conditions, depending on your needs.

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