LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41790AMO76 Price: 235 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Manor House, blending timeless elegance with the gentle Norman way of life.

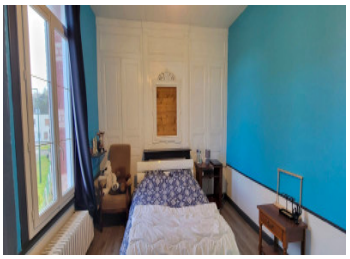






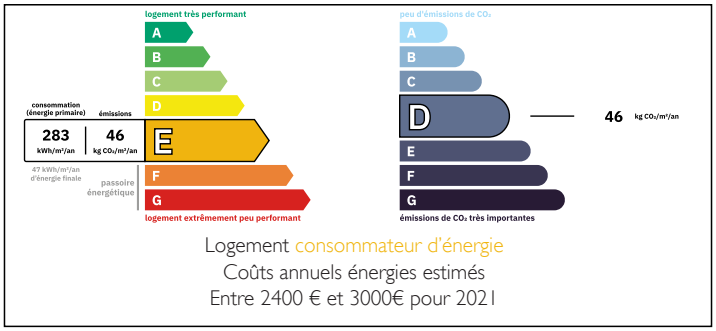








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2400 € et 3000€ pour 2021

INFORMATION

Town:	Foucarmont
Department:	Seine-Maritime
Bed:	4
Bath:	1
Floor:	154 m2
Plot Size:	2354 m2

IN BRIEF

Behind its traditional red-brick façade, typical of Seine-Maritime, this elegant manor house offers a warm, spacious and green living environment. Located in the heart of Foucarmont, just a short walk from shops, schools and local services, it perfectly combines period charm with the comfort of a well-maintained family home.

The house features generous reception rooms filled with natural light, a functional kitchen, six flexible bedrooms and two bathrooms. A full basement, two garages and several outbuildings further enhance the property. An outdoor well, an increasingly rare asset.

Outside, the beautifully maintained 2,200 m² garden, bordered by a river, provides a peaceful and natural setting rarely found in the centre of a village. A character property, ideal for a large family or anyone seeking space, authenticity and quality of life in Seine-Maritime.

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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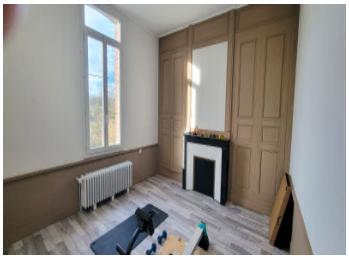
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LOCAL TAXES

Taxe foncière:	**1055 EUR**

NOTES

DESCRIPTION

Behind its carefully preserved brick façade, this manor house reveals a welcoming and authentic atmosphere, where every detail reflects the charm of traditional family homes of a bygone era.

From the moment you enter, the generous volumes, high ceilings and natural light set the tone. Warm materials and period features create an elegant and timeless ambiance. The living room, measuring approximately 25 m², naturally invites convivial moments with family and friends, while the adjoining dining room promises memorable gatherings in a bright and pleasant setting.

The fitted and equipped kitchen blends seamlessly into the layout. Both functional and welcoming, it offers comfortable day-to-day living while remaining closely connected to the main living areas.

The house offers six bedrooms, providing great flexibility of use. Family bedrooms, a home office, dressing room, playroom or relaxation space – everyone can shape the home to suit their own lifestyle. Two bathrooms complete the accommodation, a valuable asset for a large family or for hosting guests with ease.

A full basement further enhances the property, offering additional space for storage, a utility room, workshop or other projects. Two garages and several outbuildings (including a storeroom and utility area) complete the property, which is overall in good condition.

Outside, the 2,200 m² plot immediately appeals thanks to its mature trees and careful maintenance. Bordered by a river, the garden provides a peaceful and verdant natural setting, ideal for relaxation and outdoor living. A pleasant covered structure with pergola allows you to enjoy evenings sheltered from...