LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43197CBU27 Price: 262 000 EUR

agency fees to be paid by the seller

Peaceful Countryside House with Privacy and Workshop Near Les Andelys















INFORMATION

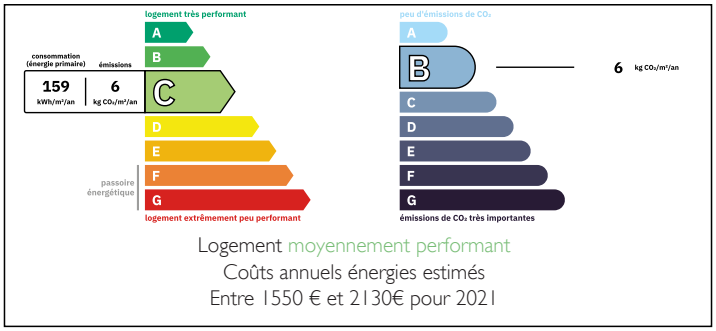
Town:	Les Andelys
Department:	Eure
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	877 m2

IN BRIEF

Set in a quiet environment near Les Andelys, this elegant 4-bedroom house provides the ideal balance between rural tranquility and convenient access to daily needs. Perfectly positioned with no overlooking neighbors, it offers a sense of privacy that enhances everyday comfort.

The interior layout features generous living areas designed for families or those who love open, airy spaces. Each room benefits from natural light and views of the serene surroundings, emphasizing the home's peaceful setting.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1550 € et 2130€ pour 2021

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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LOCAL TAXES

Taxe foncière: **889 EUR**

NOTES

DESCRIPTION

A functional garage ensures secure parking and storage, while a separate workshop provides additional space for hobbies, crafts, or practical work. These features together make this property versatile and appealing to both professionals and families seeking lifestyle quality.
The four bedrooms allow flexibility for a growing family, guest accommodation, or home office use. Combined with a calm setting and proximity to Les Andelys, this home represents a balance of quiet living and practical access.

Ideally located in the Seine Valley, 10 minutes from Les Andelys and all its shops, 12 minutes from Gaillon and its train station for Paris St-Lazare, 30 minutes from Vernon and Giverny, 1 hour 10 minutes from Paris, 1 hour 15 minutes from Le Havre, Dieppe and Deauville and its beaches, 2 hours 30 minutes from Calais. and comprises:

Ground floor
Living/Dining room 40 m²
Kitchen 12.3 m²
Bedroom 1 12.3 m²
Bathroom 12 m²
Storage room/Back kitchen 4.7 m²

First floor
Bedroom 2 14.4 m²
Bedroom 3 13.6 m²
Bedroom 4 10 m²
Bathroom 3.4 m²
Landing 15 m²

Outside
Garage 12.5 m²
Workshop 12.5 m²

Outbuilding used as kennels for small animals

All on a plot of 877 m².

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