

## Architect-Designed Riverfront House with Bright Living Spaces in Nonancourt



## INFORMATION

Town:	Nonancourt
Department:	Eure
Bed:	6
Bath:	3
Floor:	416 m2
Plot Size:	3588 m2

## IN BRIEF

Discover this architect-designed house in the quiet town of Nonancourt, bordered by the river and within walking distance of all amenities.

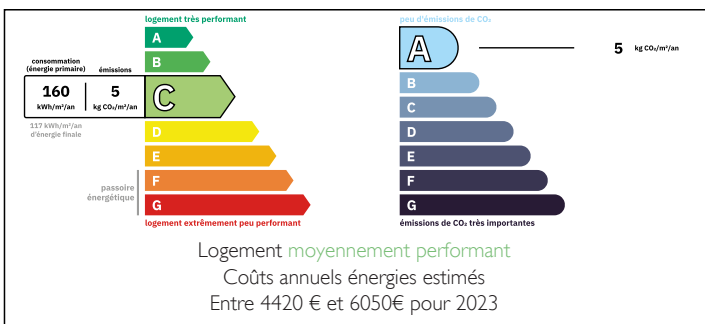
This home offers contemporary style and thoughtful comfort. Every space has been created to make the most of natural light, with wide openings that blur the line between inside and outside.

Nestled on a river-bordered plot, the property provides a sense of serenity and connection with nature. Relax on the terrace or enjoy the gentle sound of water as your daily backdrop.

The bright, spacious rooms invite family life and entertaining alike. On the ground floor, a bedroom and bathroom add everyday practicality.

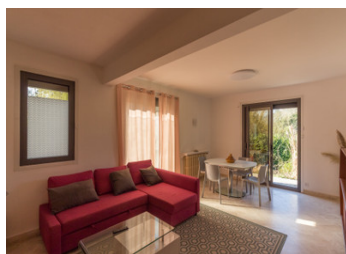
A dedicated cinema room transforms evenings into private movie experiences. The separate studio offers additional flexibility — perfect for guests,

## ENERGY - DPE



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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.



## DESCRIPTION

All of this is within walking distance of Nonancourt's local amenities, combining village peace with everyday convenience.

Nonancourt (27320) lies in the Eure department of Normandy, near the border with Eure-et-Loir. The town enjoys a calm setting along the Avre River and has a traditional Norman character, with historic streets and a local train station providing connections toward Dreux and Paris. The surrounding countryside offers green landscapes and rural tranquility.

This charming property is located 2 minutes from the train station with direct service to Paris, 5 minutes from shops and services, 1 hour from Paris, and 1 hour 30 minutes from Le Havre, Dieppe, and Deauville with its beaches. It comprises the following:

### Ground Floor

Kitchen □ 18.9 m<sup>2</sup>

Living Room □ 23.1 m<sup>2</sup>

Dining Room □ 33.6 m<sup>2</sup>

Dining Room □ 40 m<sup>2</sup>

### Studio/Apartment

Living Room □ 23.7 m<sup>2</sup>

Kitchen □ 8.3 m<sup>2</sup>

Bedroom 1 □ 13.3 m<sup>2</sup>

Bathroom □ 8.8 m<sup>2</sup>

### First Floor

Bedroom 2 □ 20.2 m<sup>2</sup> with en-suite shower room □ 6.4 m<sup>2</sup> Dressing room □ 10.1 m<sup>2</sup>

Bedroom 3 □ 13.3 m<sup>2</sup>

Bedroom 4 □ 12.6 m<sup>2</sup>

Bedroom 5 □ 12.9 m<sup>2</sup>

Bedroom 6 □ 20.9 m<sup>2</sup>

Bathroom □ 3.8 m<sup>2</sup>

Bathroom □ 7.9 m<sup>2</sup>

### Full basement

Home theater □ 82 m<sup>2</sup>

Double garage □ 35.7 m<sup>2</sup>

## NOTES