LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44512FR76 Price: 339 700 EUR

agency fees included: 5 % TTC to be paid by the buyer (325 000 EUR without fees)

Beautiful, spacious and bright house in a quiet, rural setting.















INFORMATION

Town:	Quevillon
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	1963 m2

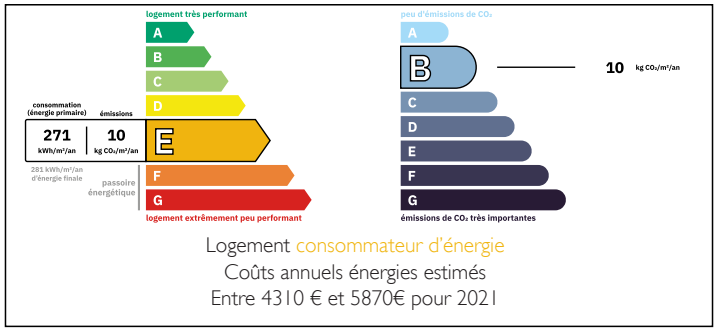
IN BRIEF

Discover this beautiful and modern house with 200 m² of living space; you will only have to move in. Built at the end of the 1970s, it offers all the comfort sought for a pleasant and peaceful family life. Very bright thanks to its south-facing exposure, it features spacious bedrooms with wardrobes, including a master bedroom on the ground floor.

A vast 100 m² basement includes a wine cellar, alongside 2 garages. There is also a charging point for electric vehicles.

The property is fully fenced and benefits from an uncovered terrace, ideal for enjoying sunny days. The house is slightly set back from the road, ensuring greater tranquillity and privacy, in a friendly village where the inhabitants know each other.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4310 € et 5870€ 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: **1660 EUR**

NOTES

DESCRIPTION

This property consists of

1 A house comprising

Ground floor:
Entrance – 1,86 m²
Hallway – 10.77 m²
Corridor – 3.47 m²
Living/dining room – 45.4 m²
Laundry room – 7.85 m²
Toilet – 2.25 m²
Shower room – 6.36 m²
Bedroom 1 – 13.23 m²
Office– 13.93 m²
Kitchen – 11.63 m²

First floor
Landing – 10.44 m²
Toilet – 2.01 m²
Shower room – 5.62 m²
Hallway – 5.41 m²
Bedroom 2 – 21.27 m²
Bedroom 3 – 19.56 m²
Bedroom 4 – 15.26 m

Basement : 100 m²
Cellar
Wine cellar
Garage 1
Garage 2

2 A plot of land measuring 1,963 m²

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