LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44772LLC27 Price: 1 590 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 500 000 EUR without fees)

In Pont-de-l'Arche, an hour and a half from Paris, lies a hidden property with origins dating back to the year







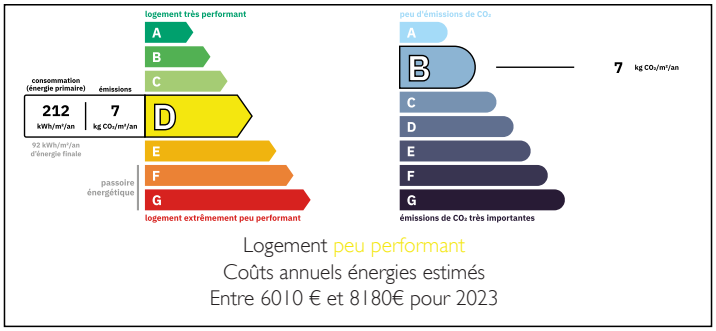








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6010 € et 8180€ pour 2023

INFORMATION

Town:	Pont-de-l'Arche
Department:	Eure
Bed:	0
Bath:	0
Floor:	350 m2
Plot Size:	0 m2

IN BRIEF

EXCEPTIONAL HISTORIC PROPERTY – PONT-DE-L'ARCHE

Located less than 90 minutes from Paris, in the heart of Pont-de-l'Arche, discover a rare property steeped in history, with origins dating back to the year 969.

Set on a 2,800 m² plot in the town center, this heritage site includes the Tour de Crosne (Crosne Tower), the Porte de Crosne (Crosne Gate), and the remains of the old town walls.

The main residence offers 380 m² of living space, complemented by an outbuilding with a 125 m² footprint spread over two levels—providing an additional 250 m² of space.

This property holds great potential for a prestigious private residence, holiday rentals (gîtes), or a tourism and cultural project.

Ferry ports with connections to England:

- Dieppe: approx. 95 km (to Newhaven).
- Caen-Ouistreham: approx. 130 km (to Portsmouth).

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:	**4600 EUR**

NOTES

DESCRIPTION

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This property holds great potential for use as a prestigious private residence, holiday rentals (gîtes), or a tourism and cultural project.

Ferry ports with connections to England:

• Dieppe: approximately 95 km (to Newhaven).

A blend of millennial history and a refined lifestyle: a unique residence featuring a medieval tower and ramparts.

Text:

There are rare, almost secret places where every stone tells a story…

In Pont-de-l'Arche, just an hour and a half from Paris, lies an exceptional property with origins dating back to the year 969.

From the moment you arrive, the charm takes hold. Your gaze is immediately drawn to the majestic Tour de Crosne—a guardian of the past—and the town's fortified gate, a vestige of an era when these walls protected the settlement. The ramparts bordering the property create a unique, timeless, and almost surreal atmosphere.

At the heart of this historic setting, the main residence offers approximately 380 m² of living space. Its generous, light-filled volumes invite...