LEGGETT
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Ref: A45559CBU27 Price: 271 500 EUR

agency fees to be paid by the seller

Charming Thatched Cottage with Outbuildings and 3,025 m of Land















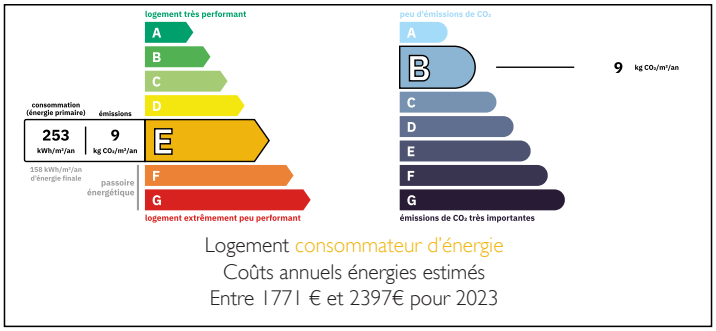
INFORMATION

Town:	Beaumont-le-Roger
Department:	Eure
Bed:	4
Bath:	1
Floor:	80 m2
Plot Size:	3025 m2

IN BRIEF

Less than 10 minutes from Beaumont-le-Roger and Le Neubourg, this pretty thatched house, with a living area of approximately 85 m², offers a warm and authentic living environment in the heart of a green setting.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1771 € et 2397€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**375 EUR**

NOTES

DESCRIPTION

The ground floor comprises a kitchen, a living / dining room, a shower room, two bedrooms, and a WC.
Upstairs, you will find two additional bedrooms and a mezzanine, ideal as a study area or relaxation space.

Outside, a separate outbuilding enhances the property. It includes a convivial room with a bar and WC, as well as a veranda, perfect for entertaining or creating an independent leisure area.
The 3,025 m² plot also features a garden shed and a greenhouse, offering great potential for gardening enthusiasts.

A charming property, ideal as a main residence or a peaceful countryside retreat.

This property is located less than 10 minutes from Beaumont-le-Roger and Le Neubourg, 25 minutes from Evreux, 1 hour from the Normandy coast and its beaches, and 1 hour 30 minutes from Paris and Dieppe. It comprises the following:

Ground Floor
Kitchen 6.8 m²
Living/Dining Room 20 m²
Bedroom 1 11.7 m²
Bedroom 2 9.6 m²
Shower Room 4.3 m²

First Floor
Bedroom 3 8 m²
Bedroom 4 11.6 m²
Mezzanine 15.7 m²

Outside
Outbuilding:
Room with Bar 17 m²
Veranda 12.3 m²

Greenhouse 13.4 m²
Garden shed 10 m²

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