LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46064CBU27 Price: 950 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (912 500 EUR without fees)

Versatile property complex with main house, studios, apartments and swimming pool















INFORMATION

Town:	Saint-Georges-Motel
Department:	Eure
Bed:	10
Bath:	8
Floor:	595 m2
Plot Size:	3766 m2

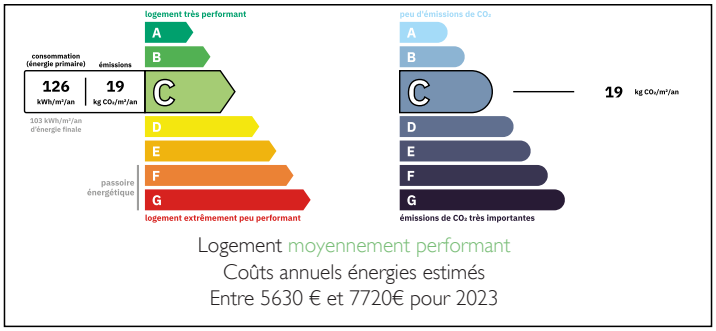
IN BRIEF

This rare and versatile property complex offers exceptional potential for residential use or rental activity. It includes a well-maintained main house, four independent studios, and two additional apartments, providing remarkable accommodation capacity and multiple configuration possibilities.

The main house is in excellent condition, featuring a roof in very good shape, double-glazed windows, and recent electrical installations with no significant anomalies. No renovation or improvement work is required, allowing immediate occupation or operation.

Outdoors, the property benefits from a large, fully enclosed and beautifully wooded plot, offering complete privacy and a peaceful atmosphere. A heated swimming pool enhances the comfort and leisure appeal of the estate.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5630 € et 7720€ 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.

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LOCAL TAXES

Taxe foncière:	**3800 EUR**

NOTES

DESCRIPTION

The numerous independent units make this property particularly suitable for tourist accommodation, medium-term rentals, or a multi-unit investment strategy. The strong Energy Performance Certificate rating (DPE: C) further reinforces its attractiveness and efficiency.
A rare opportunity: a fully maintained, flexible, and ready-to-use property complex in a quiet environment.

This superb property complex is located 40 minutes from Evreux (with its train station serving Paris St-Lazare), 1 hour from Paris, 1 hour 45 minutes from Deauville (and its beaches), Dieppe, and Le Havre, and 3 hours 15 minutes from Calais. It is composed as follows:

Main house
Garden level
Entrance hall – 14.2 m²
Kitchen – 15.8 m²
Scullery/laundry room – 5 m²
Living/dining room – 42.7 m²
Gym/cinema room – 50 m² with shower
Sauna area (4-person capacity) – 9.4 m²

Upper floor
Large open-plan living/dining/kitchen area – 37 m²
Bathroom – 10.3 m²
Six bedrooms – 13 m², 13 m², 27 m², 16.8 m², 8 m², 27m²
Shower room – 4.6 m²

Basement – 15.8 m² featuring a multi-purpose room, boiler room, storage area, walk-in wardrobe, and games room

Four adjoining studios
Studio 1 – 23.9 m² with sleeping/living/kitchen area, shower room with WC

Studio 2 – 22 m² with sleeping/living/kitchen area, shower, and WC