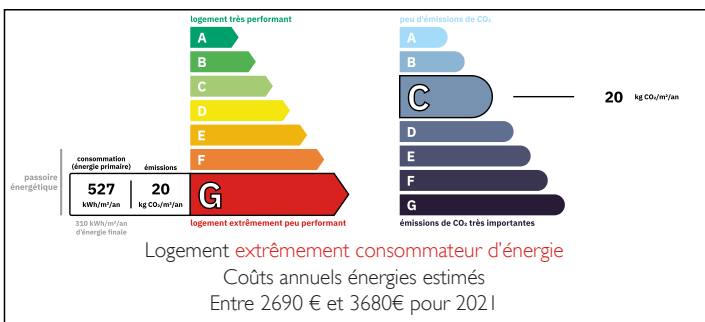


A Charming 3-bedroom Countryside Home with Space, Potential and Easy Access to Paris

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bernay
Department:	Eure
Bed:	3
Bath:	1
Floor:	50 m ²
Plot Size:	3948 m ²

IN BRIEF

Set in the peaceful Normandy countryside, this charming three-bedroom house offers a wonderful opportunity to enjoy rural living while remaining within easy reach of local towns and everyday amenities.

The property sits on a generous plot of more than 3,000 m², giving you plenty of space to enjoy the outdoors. Whether you dream of creating beautiful gardens, having space for children and pets, growing your own produce, or simply enjoying the peace and privacy of a large garden, the land gives the property a particularly appealing sense of freedom and potential.

The house itself has three bedrooms, making it well suited as a family home, a country retreat or a comfortable second home. An external staircase provides access to the first floor, adding an interesting feature to the property and potentially

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.



DESCRIPTION

The house is conveniently located for the towns of Bernay and Orbec, where you can find shops, restaurants, services and other everyday amenities.

For those who want to enjoy the tranquillity of Normandy without giving up access to Paris, Bernay railway station provides a direct train connection to Paris in around 90 minutes. This makes the property particularly attractive as a weekend or holiday home, as well as for those looking for a permanent base in the French countryside.

With three bedrooms, over 3,000 m² of land, local amenities within easy reach and a practical connection to Paris, this is a property offering space, tranquillity and considerable potential in the heart of Normandy.

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

LOCAL TAXES

Taxe foncière: 497 EUR

NOTES