LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47274CBU78 Price: 345 750 EUR

agency fees to be paid by the seller

Characterful house in the centre of Freneuse, just a few steps from shops and local amenities.

EXCLUSIVE















INFORMATION

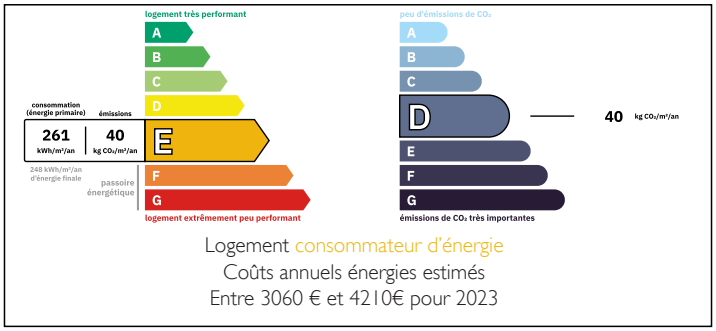
Town:	Freneuse
Department:	Yvelines
Bed:	5
Bath:	2
Floor:	147 m2
Plot Size:	378 m2

IN BRIEF

"Located in the heart of Freneuse, just a few steps from shops and everyday amenities (pharmacy, doctors, restaurant, supermarket, post office…), this charming 154 m² town house offers a bright, practical living environment, ideal for a family or a secondary residence.

Move‑in ready, it combines the charm of a character property with comfortable volumes and a highly sought‑after central location. It is perfectly suited to an active family looking for everyday convenience, or to buyers seeking an authentic and practical second home.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3060 € et 4210€ 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: **2568 EUR**

NOTES

DESCRIPTION

**"Nature lovers will appreciate the many green spaces around Freneuse, nestled within a scenic meander of the Seine. The surrounding area offers a variety of hiking trails, alternating between riverside paths, open plains and superb viewpoints overlooking the cliffs on the opposite bank.
North of the village, the national forest and the Moisson loop form a true haven of tranquillity, ideal for peaceful and restorative walks.

This charming property is located just 5 minutes from Bonnières and its train station with direct services to Paris Saint Lazare, 50 minutes from Paris, 1 hour 30 from the Normandy coast and its beaches, 15 minutes from Giverny, 1 hour from Rouen, and around 1 hour 20 from Dieppe and Le Havre. It is arranged as follows:"**

Ground floor
Kitchen / Dining room 34.8 m²
Living room 39.3 m²
Bedroom 1 12.2 m²
Veranda 10.7 m²

First floor
Bedroom 2 17.1 m²
Bedroom 3 14.8 m²
Bedroom 4 20.6 m² with en suite shower room 3.5 m²
Bedroom 5 9 m²
Shower room 2.4 m²

Basement
Vaulted cellar 30 m²

Outbuildings
Boiler room / Laundry 4.8 m²
Outbuilding 6.1 m²
WC

Information about risks to which this property is exposed is available on the Géorisques website :