

## Townhouse – Ideal for Investors



## INFORMATION

|                    |               |
|--------------------|---------------|
| <b>Town:</b>       | <b>Vernon</b> |
| <b>Department:</b> | <b>Eure</b>   |
| <b>Bed:</b>        | <b>1</b>      |
| <b>Bath:</b>       | <b>1</b>      |
| <b>Floor:</b>      | <b>37 m2</b>  |
| <b>Plot Size:</b>  | <b>63 m2</b>  |

## IN BRIEF

Located in a quiet and central neighborhood, this townhouse is just an 8-minute walk from the train station and 5 minutes from schools and local shops. An attractive opportunity for an investor looking to undertake a value-enhancement project or secure a high-potential rental investment.

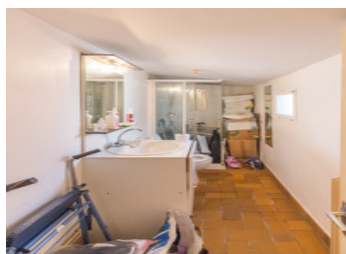


## ENERGY - DPE

DPE not required.

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

This single-storey house, offering approximately 37 m<sup>2</sup> of living space, features a functional layout perfectly suited for a rental project or a first-time purchase.

It consists of:

Kitchen (7.3 m<sup>2</sup>)

Living / dining room (14 m<sup>2</sup>)

Bedroom (13 m<sup>2</sup>)

Shower room (3.9 m<sup>2</sup>)

Private courtyard (7.1 m<sup>2</sup>), ideal for enjoying an outdoor space in the heart of town

A compact, practical, and well-located property, providing a solid base for a renovation, value enhancement, or rental project in a neighbourhood appreciated for its tranquillity and proximity to local amenities.

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

## LOCAL TAXES

**Taxe foncière: 653 EUR**

## NOTES