LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48439CBU27 Price: 609 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (580 000 EUR without fees)

Character Property in the Heart of an Authentic Setting















INFORMATION

Town:	Louye
Department:	Eure
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	3325 m2

IN BRIEF

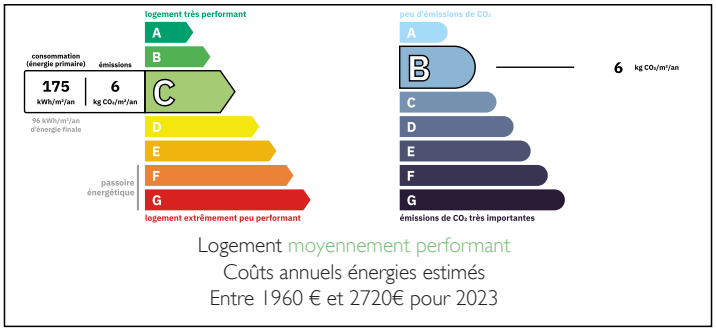
A unique place where history and the art of country living come together in perfect harmony.

Nestled in a peaceful setting steeped in history, this elegant character property captivates at first sight with its traditional architecture and generous proportions.

Behind its charming façade lie beautiful living spaces where original period features have been carefully preserved. Exposed beams, historic fireplaces, wooden joinery, and impressive ceiling heights combine to create a warm and authentic atmosphere.

Flooded with natural light through large windows, the reception rooms provide the perfect setting for entertaining family and friends. Every room showcases the timeless appeal of a fine country residence, blending character, comfort, and excellent

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1960 € et 2720€ 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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NOTES

DESCRIPTION

Outside, the mature grounds invite relaxation and offer the opportunity to fully enjoy the peace and tranquillity of the surroundings. A rare property that will appeal to lovers of heritage and character homes seeking a charming family residence. Combining period charm, generous living spaces, and extensive outbuildings, this character property is ideal for developing a tourism business, an artisan activity, or simply enjoying an exceptional lifestyle within easy reach of Paris.

Located just 10 minutes from Dreux and its railway station with direct services to Paris Saint-Lazare, this attractive property enjoys a privileged location, approximately 1 hour from Paris, 1 hour 45 minutes from the beaches of Deauville, Dieppe and Le Havre, and 3 hours 25 minutes from Calais.

The estate comprises two independent dwellings, offering excellent potential for a large family, holiday rentals, a bed and breakfast business, or a multi-generational living project.

Main Period House

Offering approximately 110 m² of living space, the house comprises:

Ground floor:

Kitchen (10.2 m²)
Spacious living/dining room (31.3 m²)

First floor:

Bedroom 1 (27 m²)
Bedroom 2 (19 m²)
Study (6.9 m²)
Bathroom (3 m²)

Above: