

## A Peaceful Norman Retreat – Two Charming Homes, a Barn, and Endless Possibilities...

EXCLUSIVE



## INFORMATION

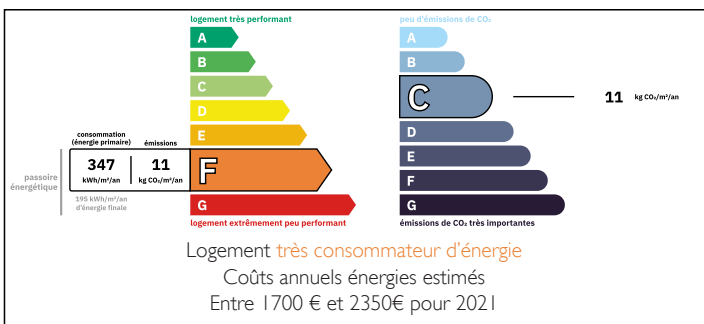
Town:	Beaussault
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	1903 m <sup>2</sup>

## IN BRIEF

Less than an hour from Rouen or Dieppe, nestled in a quiet village of the Pays de Bray, discover a green and authentic haven: a charming property complex where the countryside is gentle, the seasons inspiring, and life... full of promise.

At the end of a gravel driveway, a fully enclosed plot of approximately 2,000 m<sup>2</sup> opens onto a world of its own: two character-filled houses, a majestic old barn, and a garden where the trees seem to whisper tales from the past.

## ENERGY - DPE



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 First House – A Cozy Canadian-Style Chalet  
With its 60 m<sup>2</sup>, this first home is a true cocoon. Here, wood reigns supreme, exposed beams tell stories, and the atmosphere recalls a warm mountain lodge from the great outdoors. On the ground floor, a welcoming living room, an open kitchen with dining area, and a full bathroom (shower, bathtub, and toilet) form a harmonious, comfortable space.

Upstairs, a mezzanine area serves as a TV nook or reading corner, leading to a charming master bedroom tucked under the eaves.

A wood-burning stove sits proudly in the main room, offering cozy heat throughout the house.

The Second House – For Hosting or Rental Income  
More spacious (about 90 m<sup>2</sup>), the second house is perfect as a holiday rental, guest house, or simply your main residence, depending on your vision. On the ground floor, a large living and dining room with fireplace opens to a generously sized kitchen — ideal for family meals and festive gatherings. A shower room and toilet are also on this level. Upstairs, you'll find a master bedroom for two, and a large adjoining bedroom that can comfortably sleep six — perfect for family, friends, or guests.

### A Beautiful Barn for Your Future Projects

A large barn/workshop completes the property — ready to be transformed into a garage, creative space, storage area, or even future living space... the possibilities are endless.

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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 habitation: EUR

## NOTES