

Charming family home, particularly quiet environment and authentic, with an exceptional view of the Seine

EXCLUSIVE



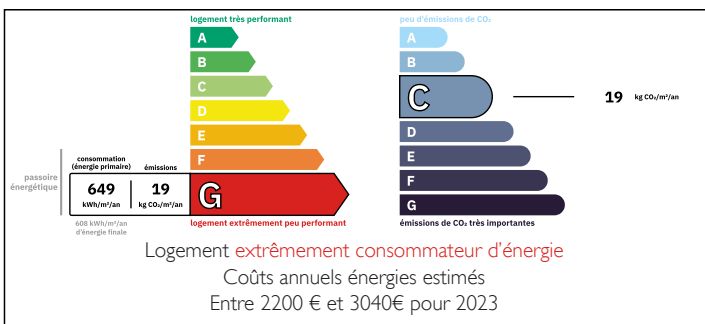
## INFORMATION

Town:	Heurteauville
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>

## IN BRIEF

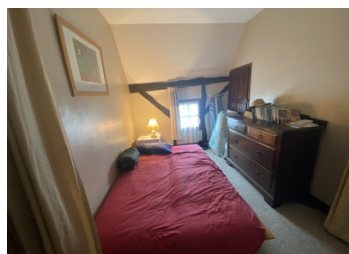
Come and discover this charming house near Jumièges, separated from it by the Seine, in a peaceful environment. This property consists of a 10-room house, a workshop that can be used as a garage, parking for 5 cars, all on a 2000 m<sup>2</sup> plot with fruit trees. A small building not attached to the house can be used for storage or as a chicken coop. Located on the banks of the Seine, you'll have a front-row seat to admire the Armada.

## 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

This charming property located 28 km from Rouen train station is composed as follows :

- Main house

Ground floor

Large living room □ 26 m<sup>2</sup>

Small living room □ 9 m<sup>2</sup>

Kitchen/Dining room □ 20 m<sup>2</sup>

Shower room/WC □ 6 m<sup>2</sup>

First floor

Master bedroom □ 20 m<sup>2</sup>

Bedroom □ 8 m<sup>2</sup>

Bedroom □ 11 m<sup>2</sup>

Bedroom □ 10 m<sup>2</sup>

Bathroom/WC □ 7 m<sup>2</sup>

- Workshop □ 10 m<sup>2</sup>

- Bicycle shed or chicken coop □ 6 m<sup>2</sup>

- Land □ 2000 m<sup>2</sup>

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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: **323 EUR**

Taxe habitation: **EUR**

## NOTES