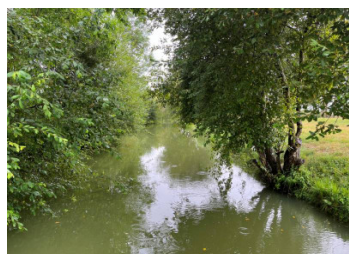


Chalet/bungalow with fishing lake set in plot of 58000m² surrounded by fields and woods



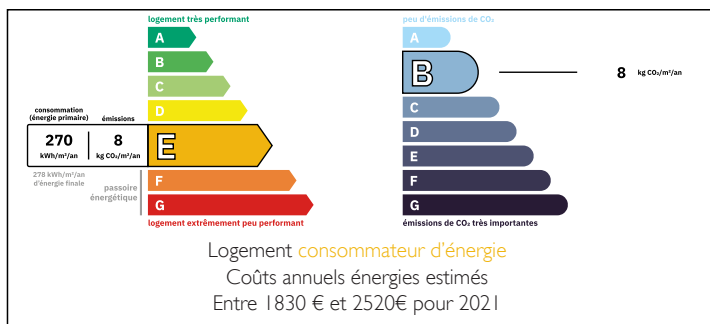
INFORMATION

Town:	Fontaine-l'Abbé
Department:	Eure
Bed:	2
Bath:	1
Floor:	88 m ²
Plot Size:	58537 m ²

IN BRIEF

Bungalow with 2 bedrooms, an office, lounge and polyvalent additional living space. Large fishing lake (1ha 7) with several access points and camping space. Large piece of land, no other properties within view.

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

Situated in a meadow, this bungalow has recently been modernised as a family home with an integral commercial area that can be used as a shop or easily repurposed for more living space. The outside terrace offers beautiful views over the lake and is set in a calm, nature-filled area that is nicely secluded. The perfect place to relax and enjoy nature.

Sanitation to micro-station standards.

No work required, only development opportunity if required

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

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES