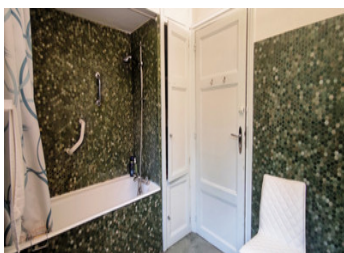


Large 165m<sup>2</sup> apartment facing the sea and below the castle in Dieppe, Normandy.

## INFORMATION

Town:	Dieppe
Department:	Seine-Maritime
Bed:	4
Bath:	1
Floor:	165 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

The main assets of this spacious and elegant 165 m<sup>2</sup> family apartment are its location and its sea view. At the foot of the castle, and occupying the entire 3rd floor, it offers a bright through living room, four spacious bedrooms, a bathroom, a laundry room, and a fully equipped kitchen overlooking the castle. The view is open on all sides.

A private parking space and a cellar complete the property.

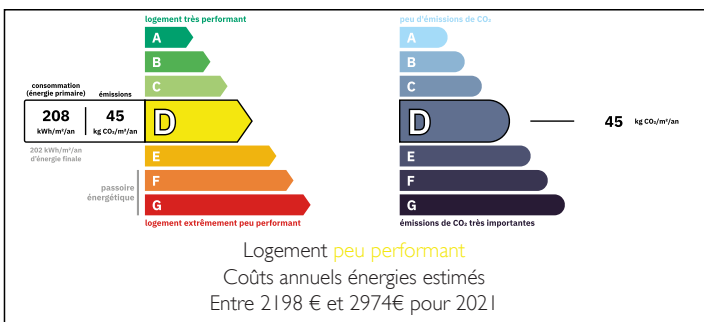
In front of the building; the beach and just a few minutes' walk away are the town center and the marina, lined with restaurants and cafés with terraces.

Dieppe offers a pleasant lifestyle, only 2 hours from Paris by car or train, with direct access to England by ferry.

Optional: a studio on the 4th floor.

Note: an expert report and two quotes have been completed for the reinforcement of the 1936...

## 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 elegant and well-laid-out apartment, occupying the entire third floor, offers a beautiful, dual-aspect living-dining room of around 28m<sup>2</sup> at its center, and four bedrooms, three of which face the sea (approximately 16m<sup>2</sup> each). One bedroom has its own washroom, and another includes an office in a row (about 20m<sup>2</sup>).

The fully equipped kitchen, approximately 13m<sup>2</sup>, with an adjoining small laundry room, offers an extraordinary and remarkable view of the Dieppe Castle.

A bathroom of around 6m<sup>2</sup> with a bathtub and bidet, along with a separate toilet, complete the property, as well as a small cellar in the courtyard, perfect for storing bikes and fishing rods.

Ample storage space is available throughout the apartment.

At the foot of the building, under the windows, there is a beautifully landscaped and well-maintained small square, dedicated to the memory of the Canadian Raid on Dieppe in 1942, allowing you to attend commemorations from your windows.

One parking space is reserved for you in the charming little courtyard of the building, and just a few meters away, a large open parking lot by the sea offers free parking year-round.

In front of the apartment, the beach, its esplanade and its beach huts, with stunning views of the castle.

All windows are double-glazed. The roof was inspected, and the gutter was replaced in 2023. The heating is city gas.

Please note: A studio on the fourth floor is offered as an option, and...



## LOCAL TAXES

Taxe foncière: **1687 EUR**

## NOTES