

An exceptional stunning home with Normandy Cultural history, a traditional thatch half timbered cottage, Eure



INFORMATION

Town:	Broglie
Department:	Eure
Bed:	3
Bath:	1
Floor:	161.5 m2
Plot Size:	5180 m2

IN BRIEF

A Thatched half-timbered charming property, delightfully restored by respected artisans using quality material, situated in the relaxing countryside, in an area of exceptional architecture, history and gastronomy... The region is a concentrate of the best of Normandy!

The beautiful old town of Broglie is 1.5kms has necessary amenities in the town. A superb and distinctive property.

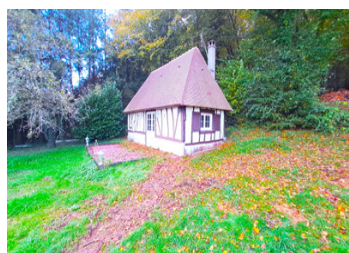
The town of Lisieux with its magnificent 12th Century Cathedral of ST Peter situated at 35 minutes.

Thatched with reed from the banks of the Seine within the last 20 years, the property benefits from qualité double glazing in wood, chauffage au fioul and the whole reconstruction by exceptional craftsman in the area to retain its authenticity.

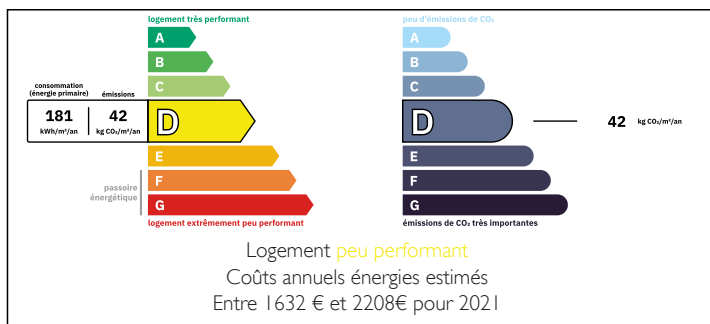
1.5 kms to Broglie

10 kms to Bernay and the train to Paris.

32kms to Lisieux.



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

A property for residential use located in BROGLIE (27270), 24 route de Montreuil, consisting of:

1° A main house comprising :

Ground floor:

Kitchen, hallway,

Lounge,

bedroom,

shower room,

toilet, boiler room.

Upstairs with access from the outside two bedrooms- convertible.

2) A house comprising: : Ground floor: Living room with kitchen area, Shower room with WC; : First floor mezzanine: One Bedroom.

LOCAL TAXES

Taxe foncière: 1390 EUR

Taxe habitation: EUR

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

NOTES