

South-facing single-storey house, 2 master suites, outbuilding w/ business potential, residential area



INFORMATION

Town:	Gisors
Department:	Eure
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	1430 m2

IN BRIEF

With two master suites, one of which on the first floor, this 134 m2 south-facing family home offers single-level living.

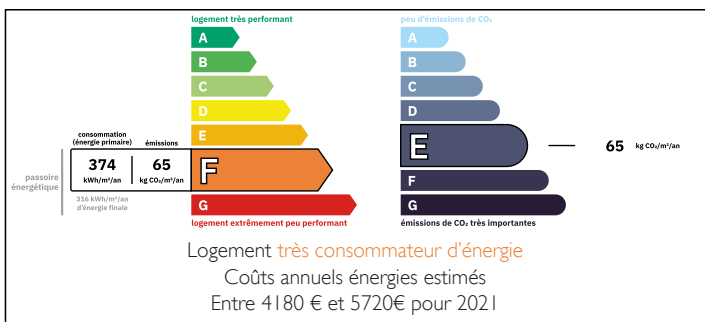
The kitchen and double living room are bright and airy, with direct access to the terrace and unoverlooked garden. Upstairs: second master suite comprising a double-exposure bedroom with parquet flooring and moldings, and a shower room with velux window.

Outbuilding with a floor area of approx. 93m2, with potential to create a guest house or work space for craftsmen or professionals.

Renovations are required to take full advantage of this family home.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of the Vexin Normand, 70 km from Paris, Leggett Immobilier International presents this property in a quiet, sought-after residential area of Gisors.

Sheltered from view behind its gate and stone wall, this 19th-century family home offers a serene living environment close to nature, yet within easy reach of all amenities.

An entrance hatch, practical in case of rain, leads to the entrance serving kitchen, bedroom, shower room and toilet. The kitchen (17m²) opens onto the terrace and the living room of approx. 40m² featuring a fireplace and built-in bookcase. South-facing, these living areas offer plenty of natural light.

Adjoining the living room, a 15m² den (which can be used as a bedroom) gives access to the staircase leading to the second floor.

Opposite the living room, the master suite comprises a south-facing bedroom (approx. 16m²) and a shower room (8m²) with walk-in shower. Separate WC just off the entrance hall.

Upstairs is the second master suite, comprising a bedroom of approx. 16m² with old-world charm, parquet flooring and moldings, and a shower room (7m²) with WC, towel radiator and velux window.

The main outbuilding has a floor surface area of approx. 93m², plus a mezzanine of approx. 25m², and offers interesting potential for creating a guest house or workspace for craftsmen or professionals.

The 1430 m² plot features two car access points, one with electric gate, next to a detached garage. Accessible from the outside, two beautiful vaulted cellars offer additional storage space.

PVC double-glazed...