

Large property comprising five dwellings with tennis court, swimming pool and greenhouse.



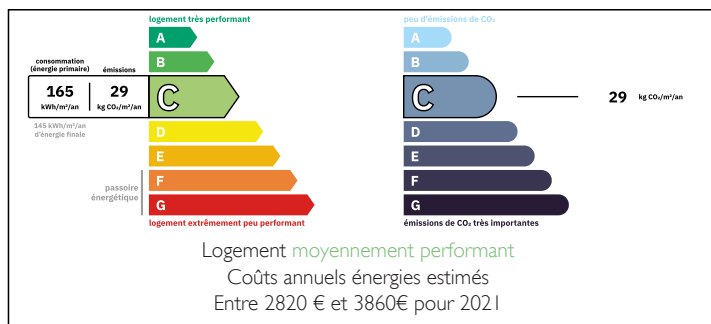
INFORMATION

Town:	Saint-Georges-Motel
Department:	Eure
Bed:	9
Bath:	7
Floor:	357 m2
Plot Size:	11367 m2

IN BRIEF

This renovated property complex offers an exceptional living environment. The spacious and bright main farmhouse is accompanied by four additional dwellings and convertible outbuildings, perfect for a tourist accommodation project or a family gathering place. The vast enclosed grounds, complete with an orchard, tennis court, and swimming pool, invite relaxation and conviviality. Craft and permaculture enthusiasts will be delighted by the potential workshop and greenhouse, as well as the extensive grounds. The property, in excellent condition, offers an idyllic living environment and numerous development possibilities. Under certain conditions, the owner may leave the equipment and furnishings.

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 large, characterful property is located 40 minutes from Evreux and its train station for Paris St-Lazare, 1 hour from Paris, 1 hour 45 minutes from Deauville and its beaches, from Dieppe and Le Havre, and 3 hours 15 minutes from Calais. It is composed as follows:

Longère

Dining room □ 19.7 m²

Kitchen □ 10.9 m²

Utility kitchen □ 9.3 m²

Living room □ 37.2 m²

Bedroom 1 □ 17.2 m²

Bedroom 2 □ 16.4 m²

Bedroom 3 □ 16 m² with Shower room □ 4.1 m²

Bedroom 4 □ 10.5 m²

Shower room □ 7.7 m²

Office □ 11.8 m²

Second House

Kitchen □ 14 m²

Living Room □ 11.1 m²

Bathroom □ 3.6 m²

Bedroom 1 □ 13.5 m² with shower room □ 3.5 m²

Bedroom 2 □ 10.4 m²

Mezzanine □ 8 m²

Third House

Kitchen/Living Room □ 50 m²

Bedroom □ 16.3 m² with shower room □ 4 m²

Fourth House

Kitchen/Living Room □ 19 m²

Bedroom □ 10.9 m²

Bathroom □ 5.7 m²

Fifth house

Ground floor

Dining room/Kitchen/Living room □ 22.5 m²

Bedroom 1 □ 15.2 m²

Bathroom □ 4.7 m²

Garage □ 34 m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES