

Exceptional property complex consisting of a Norman cottage and equestrian facilities



INFORMATION

Town:	Saint-Valery-en-Caux
Department:	Seine-Maritime
Bed:	7
Bath:	4
Floor:	298 m2
Plot Size:	67775 m2

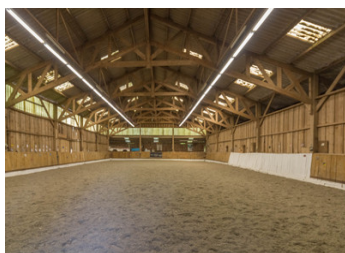
IN BRIEF

A few minutes from the sea, full of charm and authenticity, out of sight, and in a peaceful environment, it has a large plot and is ideal for spending good times with family or friends.

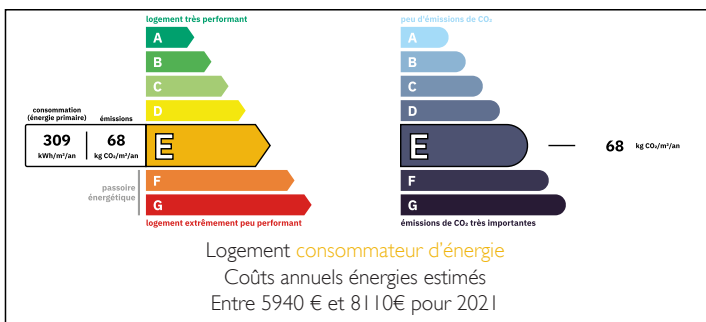
The property also includes complete equestrian facilities ideal for an equestrian center, training, or breeding activity.

A small building not adjoining the house can, once renovated, accommodate friends, relatives, or a lodging or bed and breakfast activity.

The property may also be conducive to an agriculture, permaculture, or small livestock project.

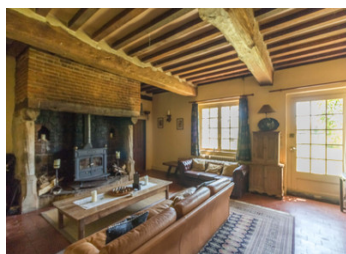


ENERGY - DPE



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

In an unspoiled countryside, this charming half-timbered house under a thatched roof is located 5km from Veules-les-Roses, 10 minutes from the beaches of Saint-Valéry-en-Caux, 30 minutes from Dieppe, 50 minutes from Rouen, 1h15 from Dauville, 2h15 from Paris includes:

Ground floor

Kitchen □ 30.8 m²

Living room □ 22.6 m²

Lounge □ 34.6 m²

Bedroom 1 □ 26.4 m²

Kitchen 2 □ 16 m²

Shower room □ 5.9 m²

Upstairs

Bedroom 2 □ 17.8 m² with Bathroom □ 4.5 m²

Bedroom 3 □ 15.2 m²

Bedroom 4 □ 13.4 m²

Bedroom 5 □ 11.8 m²

Bedroom 6 □ 15 m² with Bathroom □ 8.5 m²

Bedroom 7 □ 11 m²

Office □ 7.7 m²

Shower room □ 3.4 m²

Outside

Charetterie/Carport □ 33.6 m² (2 cars)

Building to renovate □ 50 m²

Equestrian facilities

Carousel □ 30x 20 with fiber floor

Stable 1

8 boxes □ 3.5 x 3.5 with rubber floor

Seed shop

Stable 2

10 boxes □ 3.5 x 4 with rubber floor

Solarium

LOCAL TAXES

Taxe foncière: 3500 EUR

Taxe habitation: EUR

NOTES