

SUPERB BUNGALOW 3 BEDROOMS BOULLEVILLE NEAR BEUZEVILLE 2 HOURS FROM PARIS 15 MINUTES FROM HONFLEUR



INFORMATION

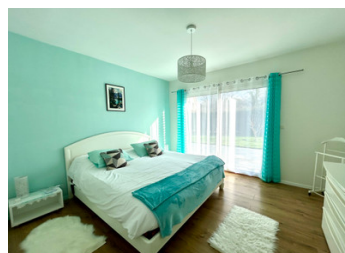
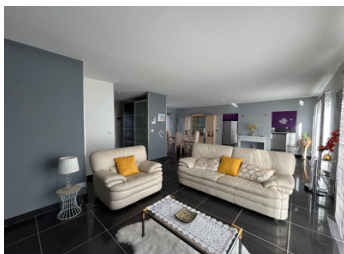
Town:	Boulleville
Department:	Eure
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	1600 m2

IN BRIEF

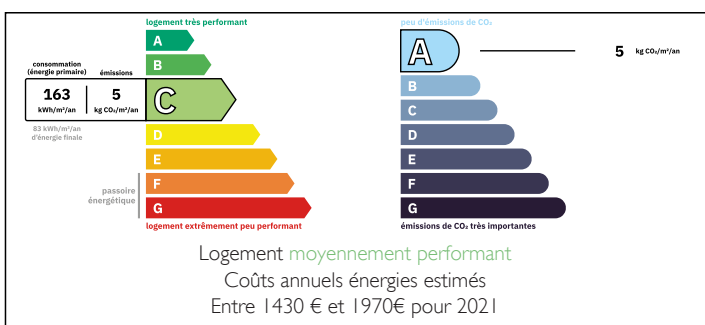
In Bouleville, just 15 minutes from Honfleur, close to the motorway and Beuzeville shops, discover this contemporary single-storey house of 155 m², built in 2012, in enclosed grounds of 1600 m², not overlooked, with electric gates.

Perfect as a main or second home, it features a large, bright living room opening onto a landscaped garden and a south-facing terrace that runs alongside the entire house. The fitted and equipped kitchen blends harmoniously into the living room. A utility room with direct access to the garage (electric door) completes the ensemble.

The sleeping area comprises 3 bedrooms, including a master suite with dressing room and en suite bathroom, a shower room and a separate WC. Electric roller shutters, water softener, south/east/west exposure and ECD classification C ensure optimum everyday comfort.

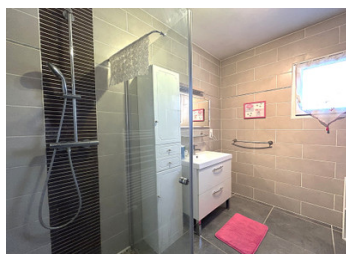


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1325 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Contemporary single-storey house - 155 m² living space on 1600 m² of land in Bouleville

Privileged location

Only 15 minutes from Honfleur

Immediate proximity to the motorway and shops in Beuzeville

Quiet, unoverlooked setting

Ideal living environment

Perfect for a couple or family

Use as a main or second home

Quality features

Modern architecture and meticulous finishes

Bright house thanks to large bay windows

Well-maintained landscaped garden

Day area

Entrance with cupboard : 4 m²

Living room with fireplace: 60 m²

Fitted and equipped kitchen: 20 m²

Utility room: 12 m²

Night space :

Three sunny bedrooms

Bedroom 1: master suite with dressing room and en-suite bathroom: 29m²

Bedroom 2: 13.55 m²

Bedroom 3: 10.20 m²

Separate shower room

Separate WC

1-car garage with automatic door

Terrace and awning

Electric gate

Garden shed

Car port (45m²)

Pétanque court

Electric shutters

Water softener

Alarm

Corner fireplace5 (wood burning) brand PHILIPP

Pleasantly exposed garden sheltered from view.

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