

Charming, typically Norman house, quiet setting, not overlooked

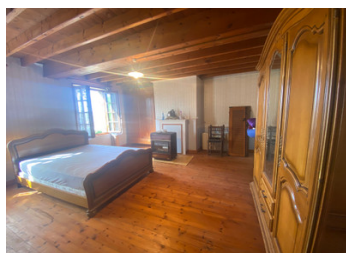


INFORMATION

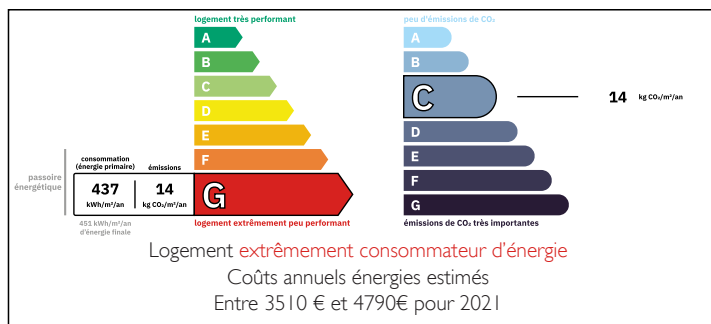
Town:	Quevillon
Department:	Seine-Maritime
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	883 m2

IN BRIEF

Close to shops, leisure activities, and schools, full of charm and authenticity, and set in a peaceful environment, this property consists of a main house on one floor, fully fenced with two access points via a gate and a barrier, a one-room cellar, two garages—one of which is open and can accommodate three cars—two additional rooms that can be converted into bedrooms above the garages, a parking space for four cars, a garden, and independent outbuildings accessed via another gate.



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 Normandy property, located is composed as follows:

Main house of approximately 120 m²

Ground floor:

Living room □ 24 m²

Dining room □ 23.5 m²

Kitchen □ 6 m²

Boiler room □ 7.5 m²

Bathroom □ 6 m²

WC 1 □ 2 m²

Upstairs:

Bedroom 1 □ 16.5 m²

Bedroom 2 □ 12.05 m²

Bedroom 3 □ 9.35 m²

Cellar □ 10 m²

Garage with door □ 17 m²

Room above garage □ 19.10 m²

Open garage □ 23 m²

Room above garage □ 23 m²

Landscaped garden: 750 m²

Outbuildings

Tool storage building

Room 1 □ 7.45 m²

Room 2 □ 19.10 m²

Room 3 □ 24 m² (to be finished)

Room 4 □ 11.15 m² (to be finished)

Room 5 □ 21.25 m² (to be finished)

Total land area : 883 m²

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

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES