

Beautiful bourgeois house located a few steps from the train station and all amenities

EXCLUSIVE



INFORMATION

Town:	Vernon
Department:	Eure
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	945 m2

IN BRIEF

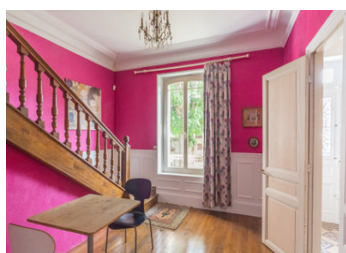
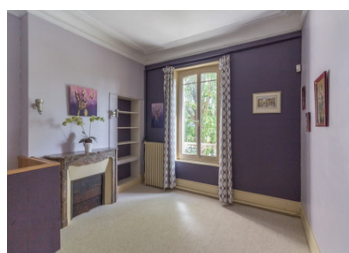
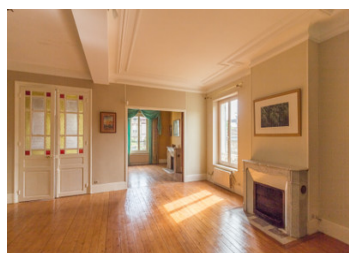
Discover this charming and authentic property, full of character, perfect for your family home or an idyllic second home.

Located near the Seine, it is just minutes from shops (pharmacy, doctors, restaurant, supermarket, post office, etc.).

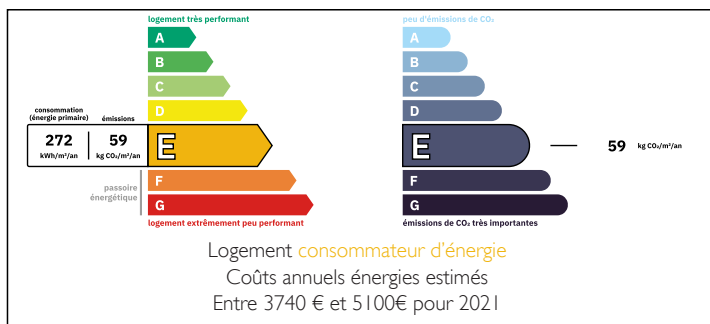
You can enjoy the enclosed grounds for your social gatherings.

It has a vast basement of 80 m², cleverly arranged into four independent rooms, offering ideal potential for storage, a workshop, a wine cellar or even a wellness area.

Please note: a new heat pump was installed in October, enhancing the property's heating system. The current energy performance rating (DPE) does not yet reflect this improvement.



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: 4300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming property is located 75 meters from the Seine, ideal for walks, ten minutes walk from the city center and the train station leading to Paris St-Lazare in 1 hour, 10 minutes by car from Giverny, 35 minutes from Evreux, 45 minutes from Rouen, 1 hour from Paris, 1 hour 20 minutes from Deauville and its beaches, from Dieppe, and from Le Havre, 3 hours from Calais, and consists of:

Ground floor

Living room □ 16.6 m²

Living/Dining room □ 34.8 m²

Kitchen □ 15.7 m²

Small living room □ 14 m²

Floor 1

Bedroom 1 □ 16.6 m²

Bedroom 2 □ 13.9 m² with shower room □ 6.4 m²

Bedroom 3 □ 14.4 m²

Bathroom □ 6 m²

Kitchenette 7.4 m²

Landing room □ 15.7 m²

Floor 2

Bedroom 4 □ 31.8 m²

Bedroom 5 □ 27.6 m² with dressing room □ 6 m²

Bedroom 6 □ 13 m²

Landing room □ 10.7 m²

Office □ 7.4 m²

A vast 80 m² basement, cleverly arranged into four independent rooms, offering ideal potential for storage, a workshop, a wine cellar or even a wellness area.

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