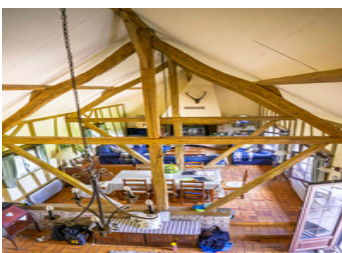


## Norman Haven Between Rouen and the Sea — Property with 2,5 Hectares of Land

EXCLUSIVE



## INFORMATION

Town:	Croixdalle
Department:	Seine-Maritime
Bed:	3
Bath:	3
Floor:	150 m <sup>2</sup>
Plot Size:	24226 m <sup>2</sup>

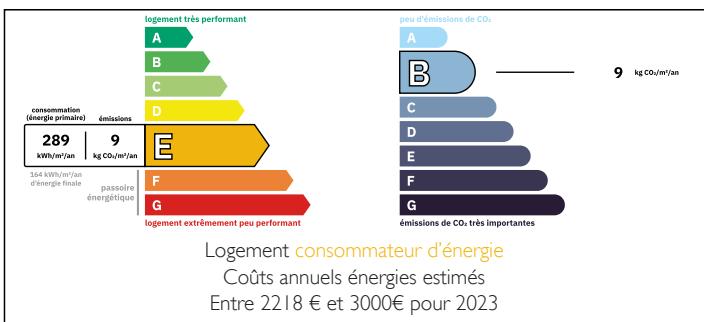
## IN BRIEF

Located in Croixdalle, between Rouen and Dieppe, this charming 150 m<sup>2</sup> Norman home is nestled in a lush green setting. With 8 rooms including 3 bedrooms and 3 bathrooms, it offers a peaceful, light-filled and welcoming living space, featuring a beautiful brick fireplace and exposed wooden beams.

The property sits on a rare 2-hectare plot, with a tree-lined garden, a pond, and expansive grasslands — perfect for horses or to develop an equestrian or tourist-related project. Its calm surroundings, total privacy, and proximity to shops and services in Londinières make it both a practical and serene place to live.

A true countryside haven, full of potential and possibilities.

## 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

At the end of a tree-lined driveway, nestled in a carefully maintained haven of greenery, stands this charming, typically Norman country home. Located in Croixdalle, between Rouen and Dieppe, it offers the perfect blend of authenticity, space, and serenity — just minutes from all amenities in Londinières.

With approximately 150 m<sup>2</sup> of living space, the house opens onto a cosy and welcoming interior. The living room, the true heart of the home, invites relaxation with its large brick fireplace and exposed beams, creating a warm and character-filled atmosphere. The property features 8 rooms, including 3 bedrooms with built-in storage and 3 bathrooms — ideal for comfortably hosting family or guests in search of peace and quiet.

But the true magic lies outdoors: the nearly 20,000 m<sup>2</sup> of land offers an exceptional setting. A tree-filled garden, a picturesque pond, and wide open grassy fields — currently maintained by a neighbouring farmer — make this property perfect for an equestrian project, pony club, or simply enjoying unspoiled nature with no overlooking neighbours.

With its rustic charm, generous space, absolute tranquillity, and proximity to the coast, this property is a rare gem. Whether you're dreaming of a peaceful rural lifestyle, a tourist hospitality venture, or a home for your horses — this place is ready to make it real.

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

## LOCAL TAXES

**Taxe foncière: 692 EUR**

**Taxe habitation: EUR**

## NOTES