

Beautiful and large, bright architect-designed house facing the beach, about a 5-minute walk from the sea



INFORMATION

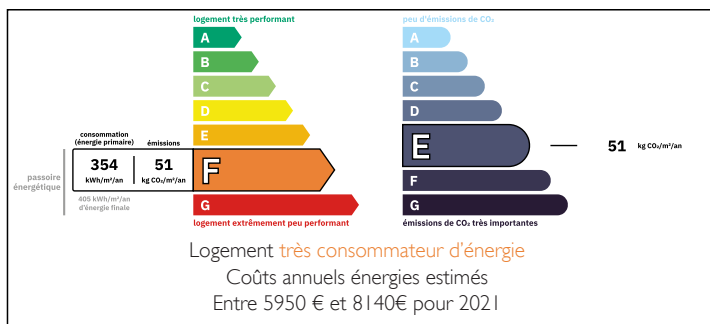
Town:	Fécamp
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	208.97 m ²
Plot Size:	485 m ²



IN BRIEF

Come and discover this charming and authentic architect-designed house, perfect for becoming your family home or your second home, with the possibility of renting out the 65 m² ground floor with a separate entrance, for offices or for accommodation, also ideal location for a business. Facing south-east, the light is through. The balcony on the 1st and 2nd floors offers a breathtaking view of the beach and the sea. Located in a quiet location, about 3 minutes from the beach, restaurants and shops, you will feel like you are on vacation at any time or working in complete serenity.

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

Located 42 km from Le Havre, 63 km from Dieppe, 66 km from Deauville, and 200 km from Paris, this superb house has two entrances : one from a street to access the ground floor, and another through a door on a different street behind, next to the garage, which has a sliding door.. It comprises:

Ground Floor : 65 m²

Entrance

Room 1 (former office) □ 32 m²

Room 2 (former office) □ 20 m²

Laundry Room □ 5 m²

Separate WC with washbasin

1st Floor

Landing/Library □ 14 m²

Bedroom 1 with closet □ 12 m²

Bedroom 2 with closet □ 13 m²

Bedroom 3 with closet □ 8 m²

Room suitable for conversion into an office or bedroom 4 □ 13 m²

Bathroom □ 5 m²

Balcony

2nd floor

Living room □ 36 m²

Kitchen □ 20 m²

Separate toilet with hand basin 5 m²

Balcony

Garage □ 13 m²

Cellar □ 13 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: **3836 EUR**

Taxe habitation: **EUR**

NOTES