

Beautiful, bright 19th-century maison de maître on the edge of the forest, for a long walk or bike ride.



INFORMATION

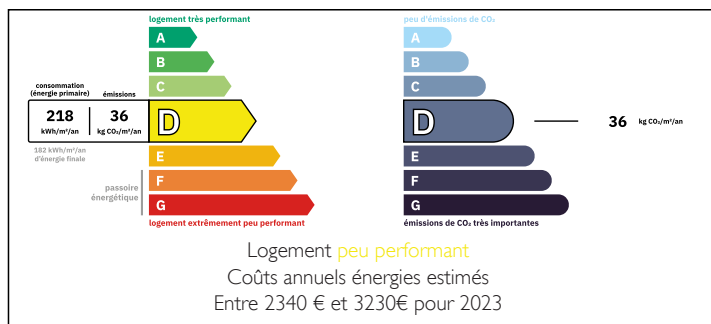
Town:	Roncherolles-sur-le-Vivier
Department:	Seine-Maritime
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	1060 m2



IN BRIEF

Come and discover this beautiful and charming early 19th-century maison de maître, modernized with a large veranda on the terrace and made unique by its two staircases meeting at the entrance of the house. All the rooms are bright. It also benefits from mains gas and a mains drainage system, assets that make it both in the city and in the countryside. Everything has been designed to make life more convenient, with a veranda providing access on the side to a shower room, WC + washbasin. The 2 bedrooms on the first floor each have a fireplace. All the bedrooms have storage and windows equipped with roller shutters. The bathroom is located on the first floor. The house is fully enclosed. A small shed could be used as a garden shelter. An entrance next to the gate provides...

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 charming house, located 6 km from Rouen station, 1h40 from Paris, and 1h10 from Deauville, includes:

Ground floor

Entrance: 4.60 m²

Living / Dining room: 16.20 m², open fireplace

Kitchen: 17 m²

Veranda on terrace: 17 m²

Shower room + WC: 7 m²

1st floor

Bedroom 1: 16 m², open fireplace

Bedroom 2: 16 m², wood insert fireplace

Bathroom + WC: 7 m²

2nd floor

Landing: 4 m²

Bedroom 3: 16 m²

Bedroom 4: 16 m²

Basement:

Storage room: 16.50 m²

Wine cellar: 14 m²

Garage: 19.20 m²

Garden shed: 8 m²

Garden: 1060 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: 1052 EUR

Taxe habitation: EUR

NOTES