

Ref: A39257FR27 Price: 450 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)

Beautiful Norman half-timbered house in a particularly quiet residential area.



INFORMATION

Town: Bosroumois

Department: Eure

Bed: 4

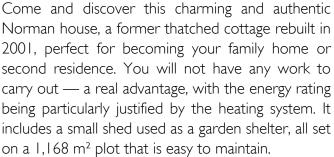
Bath: 3

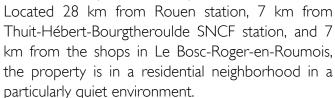
Floor: 192 m2
Plot Size: 1168 m2





IN BRIEF





A terrace can be accessed from the dining room and the kitchen for your convivial moments. One of the five WCs, equipped with a washbasin, is located on the ground floor. Upstairs, 3 of the 4...

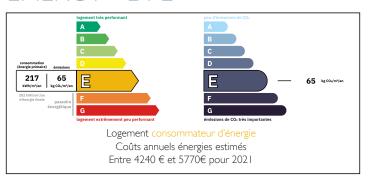








ENERGY - DPE



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.



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LOCAL TAXES

Taxe foncière: 1346 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming property, located I hour and 40 minutes from Paris, 58 minutes from Deauville, and 39 minutes from Rouen, consists of:

a house comprising:

Ground floor

Living room: 25.98 m², open fireplace

Dining room: 25.98 m² Kitchen: 18.76 m² Terrace: 5 m² WC: 2.22 m²

Boiler room : 3.64 m² Laundry room : 2.59 m²

First floor

Landing: 8.78 m²

Landing cupboard: 0.75 m²

Bedroom I: 10.57 m² — Shower room: 3.66 m²

with WC

Bedroom 2: 20.13 m² — Bathroom: 11.93 m² with

WC

Bedroom $3:15.45 \text{ m}^2$ — Bathroom $3:7.47 \text{ m}^2$ with

WC

Bedroom 4: 19.11 m²

WC : 1.03 m² Hallway : 14.48 m²

a shed / garden shelter

a 1,168 m² plot

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