

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

EXCLUSIVE



## INFORMATION

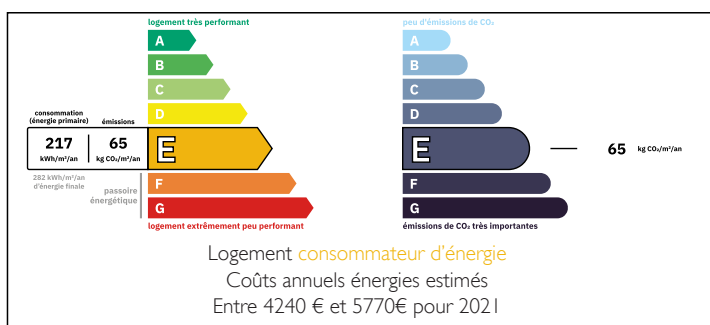
Town:	Bosroumois
Department:	Eure
Bed:	4
Bath:	3
Floor:	192 m <sup>2</sup>
Plot Size:	1168 m <sup>2</sup>

## IN BRIEF

Come and discover this charming and authentic Norman house, a former thatched cottage rebuilt in 2001, perfect as a family home or holiday retreat. No work is required: a real advantage. The energy rating is justified, particularly by the heating system. It includes a 20 m<sup>2</sup> shed, currently used as a garden shed and which could be converted into a garage. The 1168 m<sup>2</sup> plot is easy to maintain.

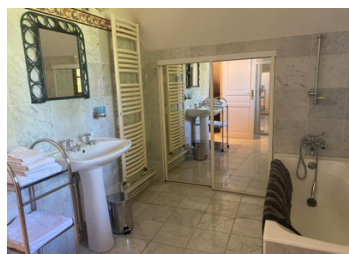
Located 28 km from Rouen train station, 7 km from Thuit-Hébert-Bourgtheroulde train station, and 7 km from shops in Bosc-Roger-en-Roumois, the property is situated in a residential area in a particularly quiet setting. A terrace is accessible from the dining room and kitchen, perfect for entertaining. A WC with a washbasin is located on the ground floor. The upper floor consists of 4 bedrooms, 3 of which have en-suite bathrooms...

## 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 property, located 1 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 m<sup>2</sup>, open fireplace

Dining room : 25.98 m<sup>2</sup>

Kitchen : 18.76 m<sup>2</sup>

Terrace : 5 m<sup>2</sup>

WC : 2.22 m<sup>2</sup>

Boiler room : 3.64 m<sup>2</sup>

Laundry room : 2.59 m<sup>2</sup>

First floor

Landing : 8.78 m<sup>2</sup>

Landing cupboard : 0.75 m<sup>2</sup>

Bedroom 1 : 10.57 m<sup>2</sup> — Shower room : 3.66 m<sup>2</sup> with WC

Bedroom 2 : 20.13 m<sup>2</sup> — Bathroom : 11.93 m<sup>2</sup> with WC

Bedroom 3 : 15.45 m<sup>2</sup> — Bathroom 3 : 7.47 m<sup>2</sup> with WC

Bedroom 4 : 19.11 m<sup>2</sup>

WC : 1.03 m<sup>2</sup>

Hallway : 14.48 m<sup>2</sup>

a shed / garden shelter

a 1,168 m<sup>2</sup> plot

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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: **1346 EUR**

## NOTES