

Charming Family Home with Renovation Potential



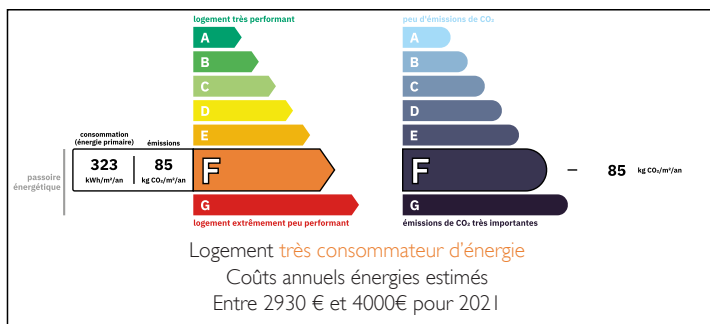
INFORMATION

Town:	Mesnils-sur-Iton
Department:	Eure
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1535 m2

IN BRIEF

Nestled in a peaceful setting, this spacious property offers approximately 120 m² of living space, ready to be transformed to suit your vision.

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

The ground floor features a kitchen, dining room, bright living area, shower room, one bedroom, and a separate bathroom. Upstairs, you'll find three additional bedrooms, a landing area that could serve as an office or playroom, and an attic with conversion potential.

Outside, the property includes an attached garage and a separate outbuilding—perfect for storage, a workshop, or future development. The generous 1,535 m² plot provides ample space for landscaping, gardening, or outdoor leisure.

Renovation work is required, making this an ideal opportunity for buyers looking to create a personalized home or invest in a property with strong potential.

This charming property is located 28 minutes from Evreux and its train station leading to Paris Saint-Lazare, 45 minutes from Rouen, 1 hour 15 minutes from Paris, 1 hour 30 minutes from Deauville and its beaches, Dieppe, and Le Havre, and 3 hours from Calais. It comprises:

Ground Floor

Kitchen □ 7.6 m²

Dining Room □ 6.9 m²

Living Room □ 40 m²

Bedroom 1 □ 12.9 m² with en-suite bathroom □ 7.7 m²

Shower Room □ 5.7 m²

First Floor

Bedroom 2 □ 13 m²

Bedroom 3 □ 14 m²

Bedroom 4 □ 11.3 m²

Landing Room □ 14.7 m²

Attic □ 19 m²

Garage □ 13.3 m²

LOCAL TAXES

Taxe foncière: **616 EUR**

NOTES