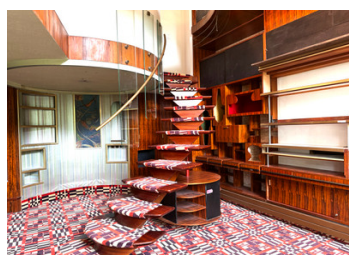


Architect-designed house by an interior decorator, atypical, bright, full of surprises, calm environment.



## INFORMATION

Town:	Bois-Guillaume
Department:	Seine-Maritime
Bed:	3
Bath:	3
Floor:	232 m <sup>2</sup>
Plot Size:	1 109 m <sup>2</sup>

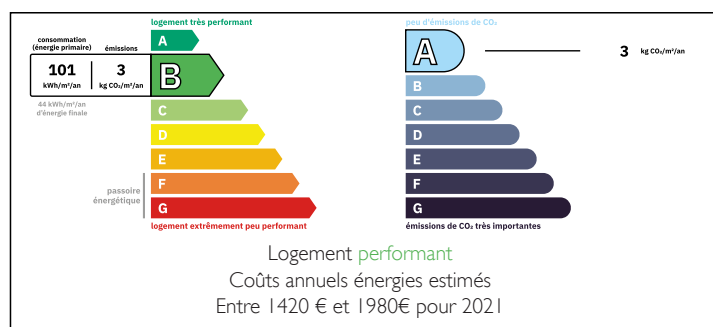


## IN BRIEF

Come discover this Atypical Villa of 232 m<sup>2</sup> of living space, created by the architect and interior decorator Jacques MARTIN, the fruit of his overflowing imagination and his frequent travels. From one room to another, surprises await you. Energy rating B and greenhouse gas emission A. Heating: heat pump plus thermodynamic water heater.

This fully enclosed house is composed of an entrance through a living room open to a dining room topped by a mezzanine. A corridor leads to a kitchen, a master bedroom with a dressing room, and a large bathroom. The independent toilets are followed by a bedroom and a shower room. A second entrance, located on the garden side, opens onto a bedroom with a mezzanine including a shower room and toilets. In the basement are the garage for 2 cars, a wine cellar, the boiler...

## 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

Atypical house by an architect and interior decorator, located in a residential area of Rouen.

Ground floor :

Kitchen – 12 m<sup>2</sup>

Living room – 43 m<sup>2</sup>

Bedroom 1 – 12 m<sup>2</sup>

Bedroom 2 – 20 m<sup>2</sup>

Bedroom 3 – 30 m<sup>2</sup>

Mezzanine 1 – 11 m<sup>2</sup>

Mezzanine 2 – 35 m<sup>2</sup>

Office – 12 m<sup>2</sup>

Bathroom – 11 m<sup>2</sup>

Shower room – 5 m<sup>2</sup>

Shower room – 6 m<sup>2</sup>

3 toilets

Basement :

Garage – 51 m<sup>2</sup>

Wine cellar – 17 m<sup>2</sup>

Photo lab – 9 m<sup>2</sup>

Plot of land : 1109 m<sup>2</sup>

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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: 3909 EUR**

**Taxe habitation: EUR**

## NOTES