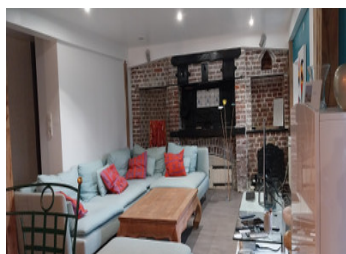


Magnificent character longhouse in a peaceful setting, with a natural pond and an above-ground swimming pool.



INFORMATION

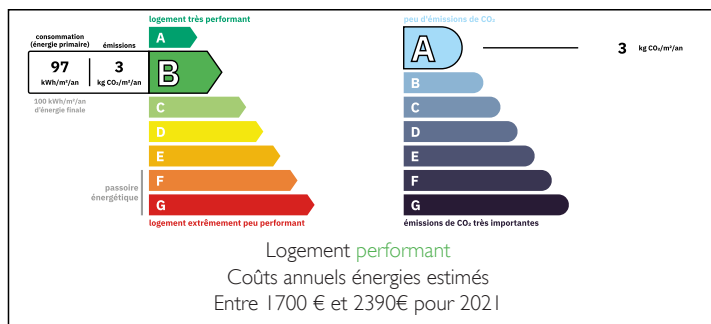
Town:	Flancourt-Crescy-en-Roumois
Department:	Eure
Bed:	4
Bath:	1
Floor:	220 m ²
Plot Size:	8228 m ²



IN BRIEF

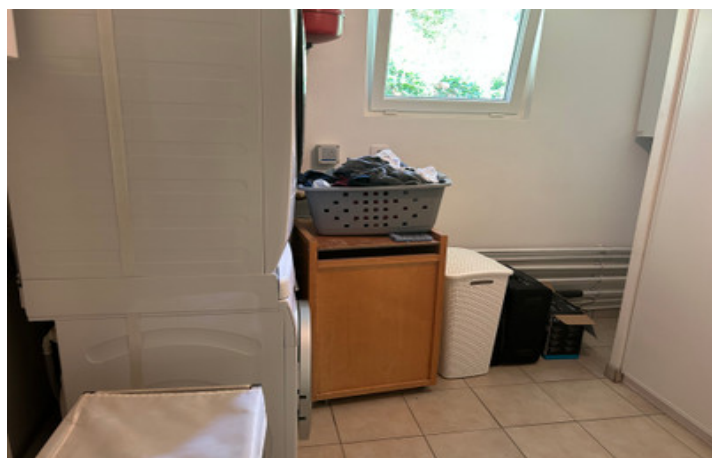
Come and discover this magnificent 220 m² character longhouse, offering 7 renovated rooms over 2 levels while retaining its original authenticity. The living/dining room features a decorative exposed bread oven, and the hallway showcases a traditional half-timbered wall, bright, fully equipped kitchen followed by a veranda, 4 bedrooms, 2 of which are on the ground floor, a bathroom with a whirlpool bath and a walk-in shower. An additional 60 m² over 2 levels remains to be renovated. The quality of the materials has been confirmed by the energy performance assessments, with an (EPC) rating of B and a greenhouse gas emissions rating of A. 1 enclosed garage and 2 concrete outbuildings with electricity. You will be charmed by the peaceful atmosphere of this true haven, enhanced by a wooded park with ever-changing seasonal colours, a natural pond with...

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.



LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES

DESCRIPTION

This beautiful property, located just a few minutes from Bourg-Achard, comprises :

Main House – 220 m²

- Renovated and finished section

Ground Floor

Entrance Hall – 7 m²

Hallway – 7 m²

Living/Dining Room – 38 m²

Utility Room – 9 m²

Separate WC – 2 m²

Bathroom – 9 m²

Bedroom 1 – 16 m²

Bedroom 2 – 14 m²

Fully Equipped Kitchen – 20 m²

Veranda

First Floor

Landing – 10 m²

Bedroom 3 – 15 m²

Bedroom 4 – 14 m²

- Renovated but Unfinished Section 60 m²

Enclosed Garage

Two Concrete Outbuildings – 50 m² and 30 m²

Two Garden Sheds

Above-Ground Swimming Pool – 23 m³

Orchard

Natural Pond

Enclosed Plot of 8,228 m²

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