

Charming and magnificent country house completely renovated in a quiet area and with swimming pool.



## INFORMATION

Town:	Gommecourt
Department:	Yvelines
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1931 m2

## IN BRIEF

In the heart of a small village located 10 minutes from Giverny, 5 minutes from shops and services, perfectly maintained, full of charm and authenticity, out of sight, in a peaceful and nuisance-free environment, it has a large enclosed and wooded plot of approximately 1931m<sup>2</sup> with a swimming pool, a jacuzzi, and double carport.

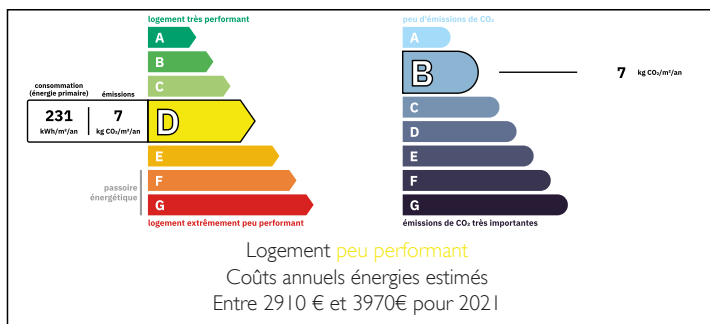
This house of character can be ideal for spending good times with family or friends.

A bed and breakfast activity could be possible to offer the possibility of additional income thanks to the numerous rooms or gîtes by converting the outbuilding.

Under certain conditions, the owner can leave the equipment and furnishings.

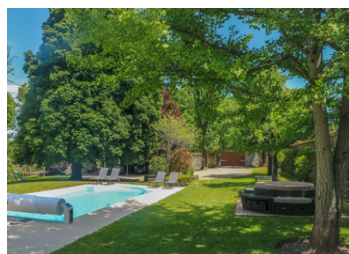
No work is needed.

## 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

Completely renovated with taste, this property is located 5 minutes from shops (pharmacy, doctors, restaurant, supermarket, La Poste, etc.), 10 minutes from Giverny, 15 minutes from Vernon station for Paris St-Lazare, 55 minutes from Rouen, 1 hour from Paris, 1 hour 30 minutes from Deauville and its beaches, 1 hour 30 minutes from Dieppe, 1 hour 15 minutes from Beauvais and its airport, 3 hours from Calais includes:

Ground floor

Kitchen □ 16 m<sup>2</sup>,

Living room □ 60 m<sup>2</sup>

Office □ 8 m<sup>2</sup>

Entrance □ 15 m<sup>2</sup>

Upstairs

Bedroom 1 □ 13 m<sup>2</sup>

Bedroom 2 □ 14.3 m<sup>2</sup>

Bedroom 3 □ 9.8 m<sup>2</sup>

Bedroom 4 □ 15.6 m<sup>2</sup>

Bedroom 5 □ 16.3 m<sup>2</sup>

Landing room □ 12 m<sup>2</sup>

Shower room □ 7.8 m<sup>2</sup>

Bathroom □ 9.25 m<sup>2</sup>

Attic □ 40 m<sup>2</sup>

Vaulted cellar □ 20 m<sup>2</sup>

Swimming pool 4m x 8m

Double carport □ 30 m<sup>2</sup>

All on enclosed grounds of 1931 m<sup>2</sup>

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES