

Charming 18th-century bourgeois residence, former rectory, carefully renovated and preserved.

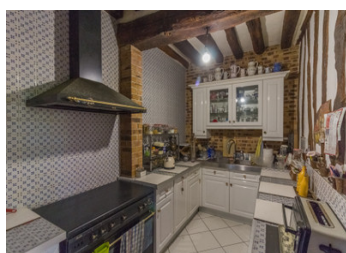


## INFORMATION

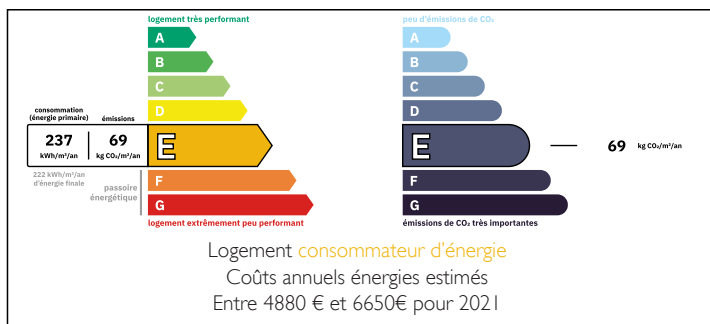
Town:	Harquency
Department:	Eure
Bed:	5
Bath:	2
Floor:	268 m2
Plot Size:	6024 m2

## IN BRIEF

Located in the heart of a small village, just 5 minutes from shops, this property enjoys a pleasant living environment with a large enclosed plot. Full of charm and authenticity, it is secluded from view and offers a spacious wooded area, perfect for spending quality time with family or friends. Ready to welcome friends, family, or to be used as a bed and breakfast.



## 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 large character property comprises, on the ground floor, a dining room with a fireplace, a large living room, and an equipped kitchen. On the first floor, there are two master suites with bathrooms and shower rooms. On the second floor, there are three bedrooms and a partially renovated attic.

A few non-adjacent outbuildings, used as a boiler room and garden shed, complete the property on a 6024 m<sup>2</sup> plot.

It consists of:

On the ground floor

Dining room □ 32 m<sup>2</sup>

Kitchen □ 9.9 m<sup>2</sup>

Living room □ 42 m<sup>2</sup>

Entrance/corridor □ 22 m<sup>2</sup>

Floor 1

Bedroom 1 □ 26 m<sup>2</sup> with bathroom □ 10.7 m<sup>2</sup>

Bedroom 2 □ 30 m<sup>2</sup> with bathroom □ 6.7 m<sup>2</sup>

Office □ 6.2 m<sup>2</sup>

Floor 2

Bedroom 3 □ 15.9 m<sup>2</sup>

Bedroom 4 □ 14.3 m<sup>2</sup>

Bedroom 5 □ 40 m<sup>2</sup>

Landing room □ 15 m<sup>2</sup>

Laundry room □ 4.8 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1328 EUR

Taxe habitation: EUR

## NOTES

It is located 5 km from Les Andelys, 24 minutes from Giverny, Vernon and its train station to Paris St-Lazare, 1 hour 10 minutes from Paris, 1 hour 30 minutes from Deauville and its beaches, as well as Dieppe and Le Havre, and 2 hours 40 minutes from Calais.

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