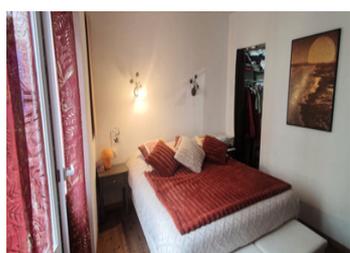
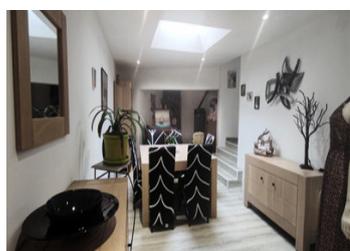


Atypical family house of 205 m<sup>2</sup>, in the heart of Eu, 5 km from the beaches, with 4 bedrooms and large terrace



## INFORMATION

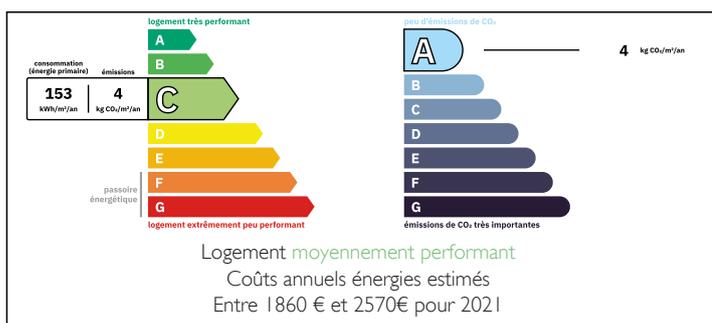
Town:	Eu
Department:	Seine-Maritime
Bed:	4
Bath:	3
Floor:	205 m <sup>2</sup>
Plot Size:	28 m <sup>2</sup>

## IN BRIEF

Nestled in the heart of the small town of Eu, in Upper Normandy, on the edge of the forest, just a stone's throw from its château and wooded park, and only 5 km from the sea and the popular seaside resorts of Mers-les-Bains and Le Tréport, this unique house of around 205 m<sup>2</sup> of living space, with 4 bedrooms and a large sunny terrace, fully renovated in recent years, offers you all the charm and comfort of a family home.

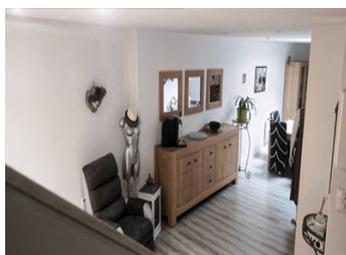
A former business premises, currently serving as an entrance hall, could be converted back into a shop or, why not, transformed into a winter garden...

## 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

Access to the house is through a renovated and insulated former commercial space, which opens onto a beautiful living area of about 60 m<sup>2</sup>, where you can host large gatherings or simply relax in the cozy corner near the pellet stove. A few steps from the living room lead to the open and contemporary kitchen, which features perfectly designed equipment, with its central island installed under two large skylights. A very spacious adjoining laundry room will allow you to set up the washing machine and store materials, tools, and all your supplies.

On the first floor, a hallway with storage leads you to a master suite, complete with a bedroom of approximately 15m<sup>2</sup>, a large bay window opening onto a small wrought-iron balcony with a view of the prettiest street in town, a crossing dressing area, and a shower room with an Italian shower. On the other side, a relaxation area with a toilet of approximately 16m<sup>2</sup>, which can serve as a bedroom, leads to a very pleasant wooden terrace of about 28 m<sup>2</sup>, facing southeast, which will allow you, in addition to moments of lounging and barbecue evenings, to grow some fruits and vegetables.

A charming, light-filled staircase takes you up to the second floor, opening onto a spacious landing area with two large storage spaces in original cupboards, as well as access to the attic.

To the right, it leads to a bedroom with its own shower room and toilet, and to the left, another...

## LOCAL TAXES

**Taxe foncière: 2790 EUR**

**Taxe habitation: EUR**

## NOTES