

Charming family home, quiet environment and authentic, with an exceptional view of the Seine

EXCLUSIVE



## INFORMATION

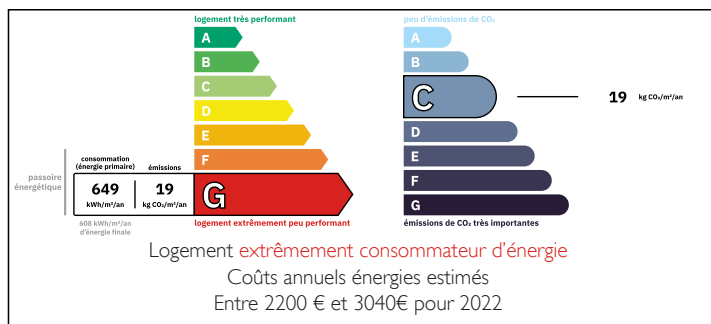
Town:	Heurteauville
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	2000 m2

## IN BRIEF

A few minutes from Jumièges, in a peaceful environment, this property consists of a 10-room house, a workshop and land with fruit trees. A small building not attached to the house can be used for storage or a chicken coop.



## 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 charming property located 40 minutes from Rouen train station is composed as follows :

- Main house

Ground floor

Large living room □ 26 m<sup>2</sup>

Small living room □ 9 m<sup>2</sup>

Kitchen/Dining room □ 20 m<sup>2</sup>

Shower room/WC □ 6 m<sup>2</sup>

First floor

Master bedroom □ 20 m<sup>2</sup>

Bedroom □ 8 m<sup>2</sup>

Bedroom □ 11 m<sup>2</sup>

Bedroom □ 10 m<sup>2</sup>

Bathroom/WC □ 7 m<sup>2</sup>

- Workshop □ 10 m<sup>2</sup>

- Bicycle shed or chicken coop □ 6 m<sup>2</sup>

- Land □ 2000 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: 323 EUR

Taxe habitation: EUR

## NOTES