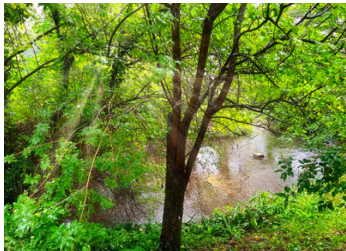


## CHARMING 13-ROOM PROPERTY 255 M 10 MINUTES FROM LE HAVRE IN A VILLAGE WITH ALL AMENITIES



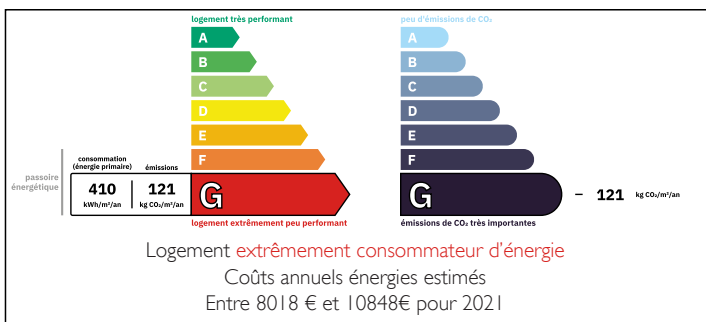
## INFORMATION

Town:	Fontaine-la-Mallet
Department:	Seine-Maritime
Bed:	5
Bath:	4
Floor:	255 m2
Plot Size:	7792 m2

## IN BRIEF

This 255 m<sup>2</sup> American-style house of character, combining wood and breezeblock, has atypical charm and great potential, making it ideal for a family or as a sheltered holiday home. Situated in a village with all shops and schools, just 10 minutes from Le Havre, this property is nestled in large grounds of 7,800 m<sup>2</sup> with woodland, garages and parking. Functional and well laid out, it features a spacious ground floor with generous volumes, including a dining kitchen, a dining room, a lounge, a study, an entrance hall and a corridor with guest toilet. The two upper floors feature 5 bedrooms, 3 bathrooms and a linen room, guaranteeing comfort and privacy. The basement features cellars, a workshop, a boiler room and several storage areas, providing ample storage capacity for this house full of potential.

## 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: 4000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Attractive 255 m<sup>2</sup> american style house built in 1972, in need of renovation.

Ground floor (140 m<sup>2</sup>):

- Large fitted kitchen with bright dining area (38 m<sup>2</sup>)
- Spacious dining room (19.63 m<sup>2</sup>) with beautiful travertine flooring
- Cosy sitting room with fireplace (39m<sup>2</sup>)
- Study (11 m<sup>2</sup>)
- Spacious entrance hall and toilet.

1st and 2nd floors

- 5 large light-filled bedrooms (26m<sup>2</sup>, 17m<sup>2</sup>, 11m<sup>2</sup>, 9m<sup>2</sup>, 9m<sup>2</sup>) with stunning views of the green surroundings.
- 4 bathrooms and a shower, WC.

Basement:

- Cellars, laundry room, workshop and storage rooms, boiler room.

Outside:

Superb covered wooden terrace, perfect for enjoying the fine weather, overlooking a wooded garden with pond and woods, all set in 7800 m<sup>2</sup> of land.

Two garages, ample parking and a lovely driveway complete the property.

Although in need of some refurbishment, particularly to the windows and electrics, this home is ready to reveal its full potential. Built with quality materials and a distinctive style, it offers a peaceful and intimate environment. "This house, remarkable for its colonial style, the quality of its construction, its exceptional character and its charm, was even featured in a decorating magazine at the time.

Discover the potential of this beautiful property with a private viewing.

Contact us to explore this unique setting and the many possibilities it offers.

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