



Ref: A33319MAM27 Price: 338 200 EUR

agency fees included: 5 % TTC to be paid by the buyer (321 210 EUR without fees)

South-facing single-storey house, 2 master suites, outbuilding w/ business potential, residential area











INFORMATION

Town: Gisors

Department: Eure

Bed: 3

Bath: 2

Floor: 134 m2
Plot Size: 1430 m2

IN BRIEF

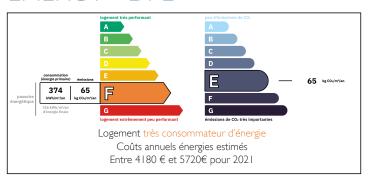
With two master suites, one of which on the first floor, this 134 m2 south-facing family home offers single-level living.

The kitchen and double living room are bright and airy, with direct access to the terrace and unoverlooked garden. Upstairs: second master suite comprising a double-exposure bedroom with parquet flooring and moldings, and a shower room with velux window.

Outbuilding with a floor area of approx. 93m2, with potential to create a guest house or work space for craftsmen or professionals.

Renovations are required to take full advantage of this family home.

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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of the Vexin Normand, 70 km from Paris, Leggett Immobilier International presents this property in a quiet, sought-after residential area of Gisors.

Sheltered from view behind its gate and stone wall, this 19th-century family home offers a serene living environment close to nature, yet within easy reach of all amenities.

An entrance hatch, practical in case of rain, leads to the entrance serving kitchen, bedroom, shower room and toilet. The kitchen (117m2) opens onto the terrace and the living room of approx. 40m2 featuring a fireplace and built-in bookcase. South-facing, these living areas offer plenty of natural light.

Adjoining the living room, a 15m2 den (which can be used as a bedroom) gives access to the staircase leading to the second floor.

Opposite the living room, the master suite comprises a south-facing bedroom (approx. 16m2) and a shower room (I8m2) with walk-in shower. Separate WC just off the entrance hall.

Upstairs is the second master suite, comprising a bedroom of approx. I6m2 with old-world charm, parquet flooring and moldings, and a shower room (I7m2) with WC, towel radiator and velux window.

The main outbuilding has a floor surface area of approx. 93m2, plus a mezzanine of approx. 25m2, and offers interesting potential for creating a guest house or workspace for craftsmen or professionals.

The 1430 m2 plot features two car access points, one with electric gate, next to a detached garage. Accessible from the outside, two beautiful vaulted cellars offer additional storage space.

PVC double-glazed...