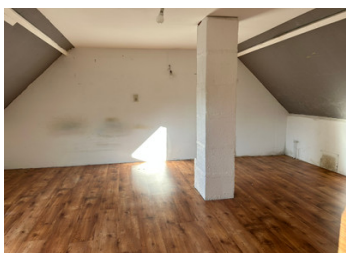


## LE BEC HELLOUIN 1H30 HOURS FROM PARIS NORMANDIE HOUSE 5 ROOMS TOWN CENTRE



### INFORMATION

Town:	Le Bec-Hellouin
Department:	Eure
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	247 m2



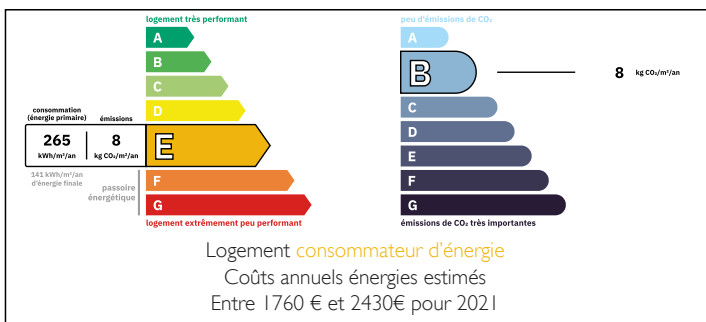
### IN BRIEF

Right in the heart of the village of Le Bec-Hellouin, this house is a gem! Its practical, bright layout is sure to delight. Step inside, and you'll be amazed by the **\*\*fitted kitchen\*\***, perfect for whipping up your favourite meals. This kitchen opens onto a **\*\*spacious dining room\*\***, ideal for enjoying meals with family and friends. The **\*\*lounge\*\*** is a cosy, light-filled retreat where you can unwind. A shower room with a toilet, which is ready for modernisation to suit your tastes, completes this level.

And wait until you see the two light-filled bedrooms upstairs! Each one offers plenty of space to relax or set up an office. A landing gives you access to these two bedrooms, providing fluid and practical circulation.

Step outside, and a south-facing enclosed garden lets you make the most of sunny days, while a terrace...

### 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

Located in the charming village of Le Bec-Hellouin, this house offers a peaceful, bucolic setting, yet is only 1.5 hours from Paris. Ideal for foreign buyers, it combines the comfort of life in Normandy with proximity to the capital. You'll be able to enjoy the sun all day long thanks to its southerly aspect, its private outdoor spaces and its potential for renovation to personalise every corner of this house to your taste. What's more, the village, listed as one of the most beautiful in France, offers a unique atmosphere, ideal for a primary residence or rental investment. A haven of peace waiting to be discovered!

This house comprises a number of bright rooms spread over two levels.

Ground floor :

Fitted kitchen (10 m<sup>2</sup>) with direct access to the garden and terrace.

The spacious dining room (15 m<sup>2</sup>) is ideal for family meals.

The lounge (18 m<sup>2</sup>) is also waiting to be discovered.

Shower room with toilet (5 m<sup>2</sup>) to modernise to your taste.

First floor:

Bedroom 1 (12 m<sup>2</sup>): bright and comfortable.

Bedroom 2 (13 m<sup>2</sup>): also bright, ideal as a child's bedroom or study.

5 m<sup>2</sup> landing giving access to the upstairs bedrooms.

Outside, there is a south-facing enclosed garden, a 12 m<sup>2</sup> terrace and a 6 m<sup>2</sup> storage shed, offering great potential for conversion.

Nestling in the heart of the picturesque village of Le

## LOCAL TAXES

Taxe habitation: EUR

## NOTES