

Very beautiful Norman property bordered by listed beech trees, with a bright bourgeois house in a peaceful env



## INFORMATION

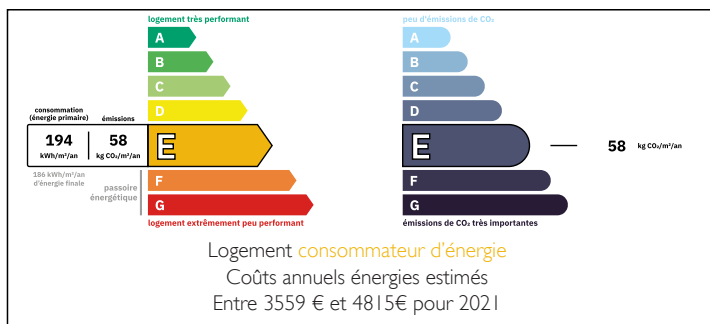
Town:	Saint-Clair-sur-les-Monts
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	233 m2
Plot Size:	9200 m2

## IN BRIEF

The property, bordered by beeches classified as historical heritage, is set in a particularly quiet environment. It consists of a single-story house with an upper floor to be finished, equipped with Velux windows and dormers, prepared for heating. The upper floor includes two insulated and partitioned rooms with heating. The property also features a terrace, a cellar, a renovated cart shed converted into a garage, two storerooms, and a swimming pool-friendly plot.

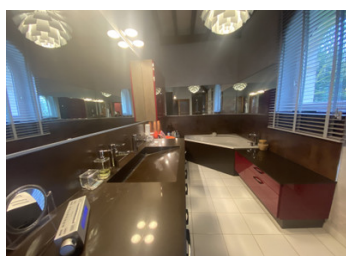
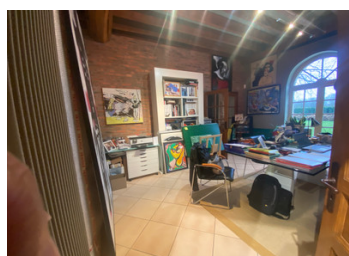


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

This beautiful property, located about 2 km from Yvetot, 37 km from an airport, about 1 km from a school, and about 2 km from shops, consists of the following:

- Main House

Garden Level

Living Room/Lounge □ 75 m<sup>2</sup>

Kitchen □ 13 m<sup>2</sup>

Laundry Room □ 6.2 m<sup>2</sup>

Pantry □ 3.5 m<sup>2</sup>

Bedroom 1 □ 18.33 m<sup>2</sup>

Bedroom 2 □ 24.05 m<sup>2</sup>

Bedroom 3 □ 13.35 m<sup>2</sup>

Bedroom 4 □ 21.67 m<sup>2</sup>

Bathroom □ 6.5 m<sup>2</sup>

Shower Room □ 6 m<sup>2</sup>

WC 1 with washbasin □ 2 m<sup>2</sup>

WC 2 with washbasin □ 2 m<sup>2</sup>

Boiler Room □ 2.5 m<sup>2</sup>

Corridor □ 24 m<sup>2</sup>

Corridor □ 14.5 m<sup>2</sup>

Upper Floor

To be finished: 250 m<sup>2</sup>, including 2 partitioned bedrooms with heating

Cellar

Terrace □ 100 m<sup>2</sup>

- Outbuildings □ 115 m<sup>2</sup>:

A cart shed converted into a garage □ 75 m<sup>2</sup>

2 cellars □ 40 m<sup>2</sup>

- A pleasant landscaped garden □ 9,200 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>