

In the heart of a landscaped garden, a magnificent 18th-century house, not overlooked and peaceful

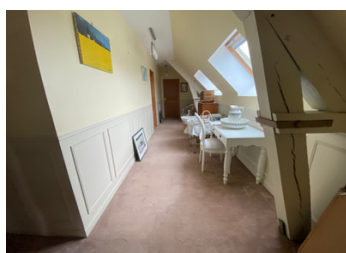
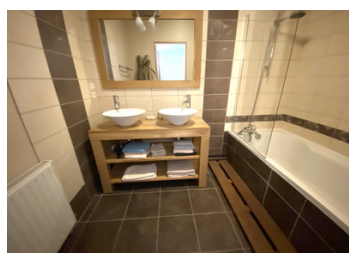


INFORMATION

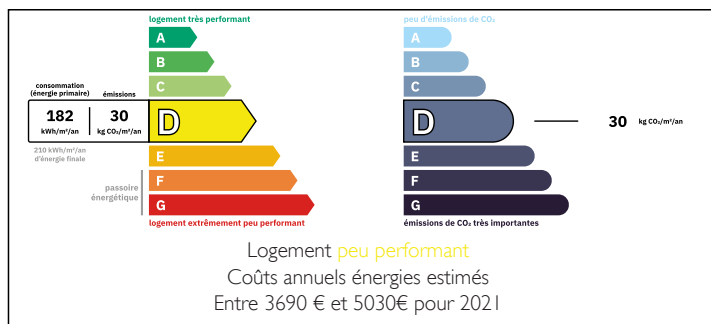
Town:	Pissy-Pôville
Department:	Seine-Maritime
Bed:	14
Bath:	8
Floor:	458 m2
Plot Size:	5432 m2

IN BRIEF

Close to shops, leisure activities, and quality schools, this property is full of charm and authenticity. Hidden from view in a peaceful environment, it consists of a main house with two floors, which, after an extension, created a right wing and a left wing that can be rented as gîtes or on Airbnb, generating additional income. It also includes a cellar composed of 10 rooms, a garage for two cars, a parking space for eight cars, and a landscaped garden.



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: 2568 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is composed of:

- a main house comprising :

on the ground floor

Living room □ 35.50 m²

Dining room □ 20.10 m²

Kitchen □ 11.10 m²

Laundry room □ 15.60 m²

Small office □ 3.50 m²

Main entrance □ 10.30 m²

Secondary entrance □ 8.60 m²

Bedroom 1 □ 18.70 m²

Shower room □ 3.10 m²

Airlock □ 2 m²

On the 1st floor

Bedroom 2 □ 15.40 m²

Separate WC □ 0.90 m²

Shower room □ 3.40 m²

Corridor 1 □ 7.10 m²

Corridor 2 □ 9.20 m²

Bedroom 3 □ 13.40 m²

Shower room □ 4.00 m²

Bedroom 4 □ 11.10 m²

Shower room with WC □ 6.00 m²

Bedroom 5 □ 18.90 m²

Bedroom 6 □ 13.40 m²

2nd floor

Landing room □ 9.90 m²

Bedroom 7 □ 18.60 m² with

WC □ 1.10 m² and

Shower room □ 3.50 m²

Bedroom 8 □ 17.40 m² with

Bathroom □ 4.80 m² and

WC □ 1.80 m²

Bedroom 9 □ 18.50 m² with

Bathroom □ 3.00 m² and

WC □ 1.80 m²

Left Wing Gîte 56 m²

Kitchen open to a living room

2 bedrooms