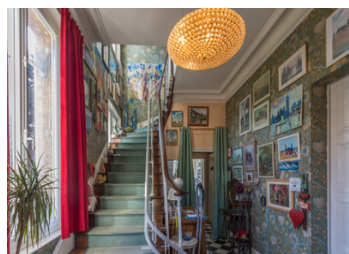


Real estate complex consisting of a magnificent bourgeois house and a detached apartment.



INFORMATION

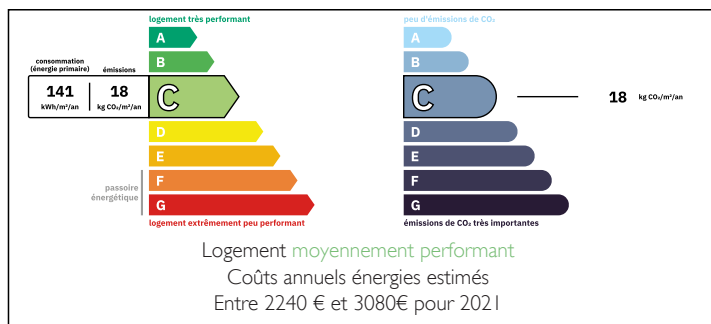
Town:	Louviers
Department:	Eure
Bed:	7
Bath:	2
Floor:	238 m2
Plot Size:	0 m2



IN BRIEF

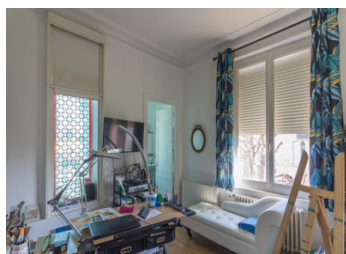
Full of charm and authenticity, close to shops and amenities, this characterful house is ideal as a family home or second home. You'll enjoy an enclosed plot of land, as well as a terrace with direct access to the garden, ideal for your social gatherings. Very bright with its numerous windows and spacious with its open rooms and high ceilings, it's also ideal for hosting friends, family, or as a bed and breakfast, thanks to its numerous bedrooms and practical layout.

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 charming property is located less than a 5-minute walk from shops (pharmacy, doctors, restaurant, supermarket, post office, etc.), 15 minutes from the train station leading to Paris St-Lazare, 30 minutes from Rouen, 1 hour from Paris, 1 hour from Deauville and its beaches, Dieppe, and Le Havre, and 2.5 hours from Calais. It comprises:

Ground Floor

Dining Room □ 18.9 m²

Fitted Kitchen □ 10.1 m²

Living Room □ 29 m²

Entrance □ 14.5 m²

Floor 1

Bedroom 1 □ 13.4 m² with dressing room □ 11 m²

Bedroom 2 □ 21 m²

Bedroom 3 □ 11 m²

Bathroom □ 10.4 m²

Floor 2

Bedroom 4 □ 16.1 m²

Bedroom 5 □ 19.1 m²

Bedroom 6 □ 12.8 m²

Bedroom 7 □ 12 m²

Bathroom □ 6.7 m²

Basement □ 60 m²

Attic

Apartment

Ground Floor

Dining/Kitchen/Living Room Area □ 24.3 m²

Bedroom 1 □ 9.7 m²

Bathroom □ 3.4 m²

Floor 1

Bedroom 2 □ 24.3 m²

Office □ 6.9 m²

Information about risks to which this property is