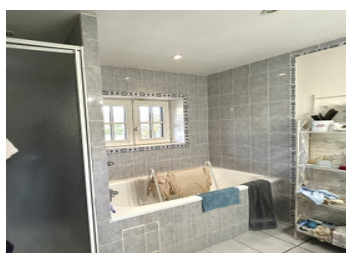


## Charming Normandy House with Garden – 2 Hours from Paris, Close to Deauville



## INFORMATION

Town:	Fort-Moville
Department:	Eure
Bed:	4
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	1200 m <sup>2</sup>



## IN BRIEF

This property offers the perfect blend of authentic Norman charm, practical living space, and excellent accessibility to the Paris region and the Normandy coast. A unique opportunity for anyone seeking a peaceful home in the French countryside.

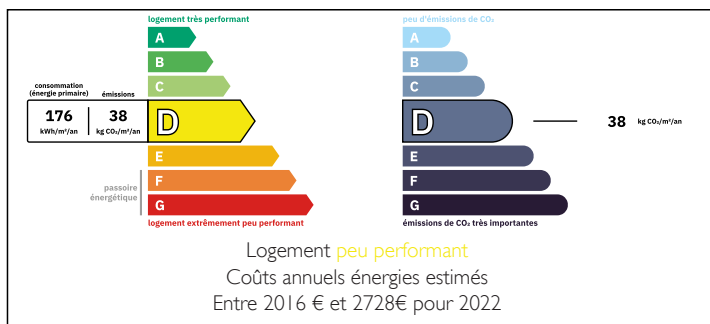
Situated in a peaceful village just a few minutes from Beuzeville, this well-maintained house embodies the authentic charm of Norman architecture, in a peaceful, leafy setting.

On the ground floor, it comprises a bright living room with fireplace, a semi-open, fitted and equipped kitchen, a bedroom, a shower room and a storeroom.

Upstairs, the landing leads to two large bedrooms and a smaller room that could be used as a study, spare bedroom or guest space, with an en suite shower room.

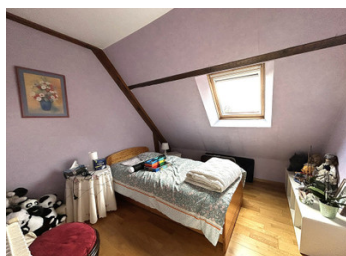
The house faces due south and opens onto a lovely enclosed garden with trees of around 1,200 m<sup>2</sup>. A garage completes the property.

## 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: 666 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Bright and Charming Norman House – Near Beuzeville

Ground floor:

Entrance hall: 5.40 m<sup>2</sup>

Living and dining room: 27 m<sup>2</sup> – bright and spacious, with a fireplace

Semi-open kitchen: 12 m<sup>2</sup> – fully fitted and equipped

Hallway: 3.32 m<sup>2</sup>

Bedroom 1: 12 m<sup>2</sup>

Shower room: 5.61 m<sup>2</sup>

Utility room (area not specified)

First floor:

Landing: 9.10 m<sup>2</sup>

Bedroom 2: 17.46 m<sup>2</sup>

Small bedroom/additional room: 6.52 m<sup>2</sup> – under the eaves, with en-suite shower room

Master bedroom: 18.52 m<sup>2</sup> – with small balcony

Outdoor:

Enclosed and landscaped garden of approx. 1,200 m<sup>2</sup>, facing south

Detached garage

Technical features:

Oil-fired central heating

Individual sanitation (septic tank)

Double-glazed wooden windows

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>