

2h from Paris, heart of Cormeilles – Elegant 1870 home, 5 beds + studio, charming garden & garage

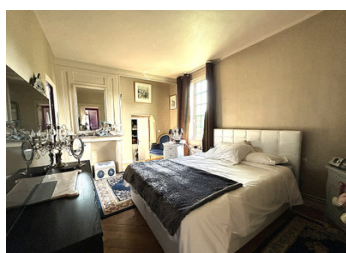
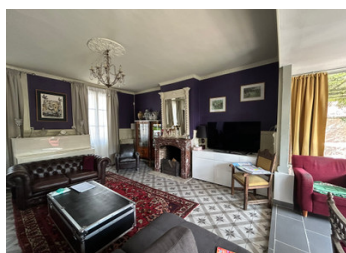


INFORMATION

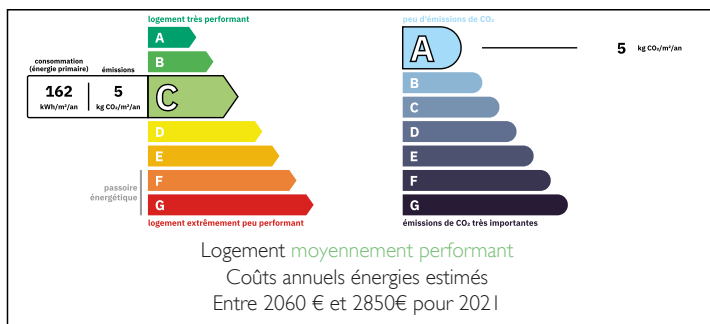
Town:	Cormeilles
Department:	Eure
Bed:	5
Bath:	4
Floor:	158 m2
Plot Size:	326 m2

IN BRIEF

A large, bright family home with 5 bedrooms, including an independent studio, offering spacious living areas: a fitted and equipped kitchen, a living room, and a dining room filled with light, with direct access to the enclosed, landscaped garden. The entire property benefits from a functional layout, good overall condition, and the charm of the old style (wooden floors, cement tiles, fireplace). Located in a quiet area, right in the center of Cormeilles, close to shops, schools, and just 15 minutes from Pont-l'Évêque.

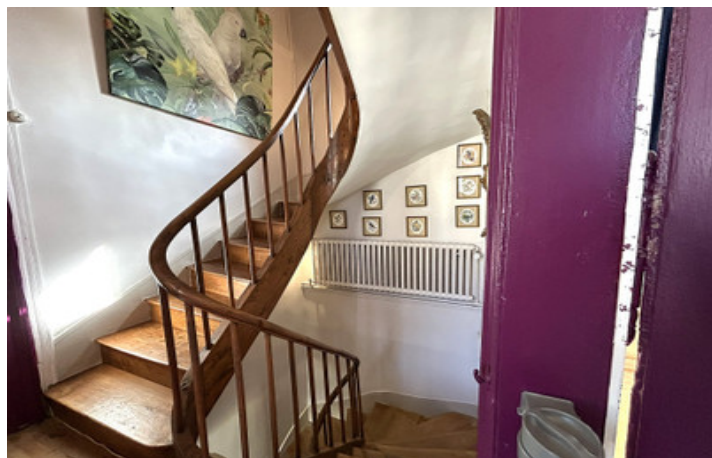


ENERGY - DPE



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:	1 650 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Bourgeois House from 1870 – Corneilles Center
This characterful house combines space, brightness, and modern comfort while preserving the charm of the old. Spread over three levels, it offers a functional layout, ideal for family living or a guest accommodation project.

Ground Floor

Entrance with cement tiles

Bright living room and dining room, spacious volumes with marble fireplace and pellet stove (44 m² and 17 m²)

Fitted and equipped kitchen (12.25 m²), dining area with large bay windows (9.60 m²) and direct access to the large wooden terrace and enclosed garden

Separate WC, laundry room

Beautiful old staircase in fruitwood leading to the upper floors

First Floor

A spacious, cross-ventilated bedroom with wooden floors (12 m²)

A shower room with WC (3.74 m²)

A master suite (14.85 m²) with dressing room (13.90 m²) and private bathroom (8.60 m²) featuring original wooden floors

Second Floor

A charming bedroom with exposed beams (14.32 m²)

A bathroom with WC (4.50 m²)

Attic

A large bright bedroom with built-in storage (20 m²)

Independent Annex

Cellar / boiler room

Independent studio comprising a spacious, cozy bedroom with shower room and WC (25 m²) – ideal for a guest room or home office

Outdoors

Enclosed, landscaped, and sheltered garden