

Charming, quiet country house with large plot of 2601 m



INFORMATION

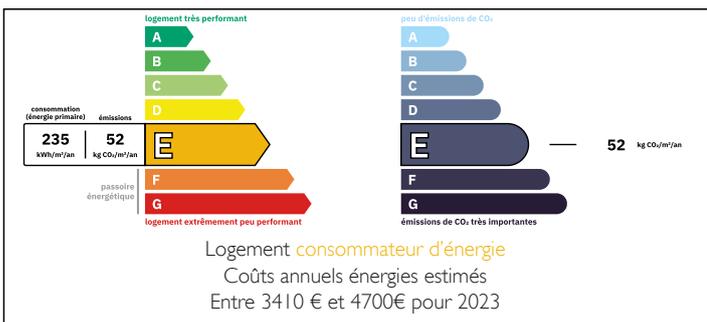
Town:	Rosay-sur-Lieure
Department:	Eure
Bed:	4
Bath:	1
Floor:	143 m ²
Plot Size:	2601 m ²



IN BRIEF

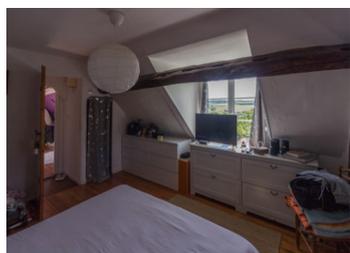
Discover this charming and authentic character property, perfect for your family home or an idyllic second home. Enjoy its vast enclosed grounds and a shaded rear terrace, ideal for socializing. The large plot also offers tremendous potential for agricultural projects, permaculture, small livestock farming, or even horse breeding.

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.



DESCRIPTION

This charming property is located just minutes from shops and amenities, 10 minutes from Lyons-la-Forêt, 30 minutes from the train station leading to Paris Saint-Lazare, 40 minutes from Rouen, 1 hour 20 minutes from Paris, 1 hour 30 minutes from Deauville and its beaches, Dieppe, and Le Havre, and 2 hours 30 minutes from Calais. It comprises:

Ground Floor

- Dining Room □ 8.8 m²
- Living Room □ 18 m²
- Fitted Kitchen □ 12 m²
- Double Living Room □ 40 m²
- Office □ 10.6 m²
- Bathroom □ 6 m²

Floor I

- Bedroom 1 □ 10 m²
- Bedroom 2 □ 10 m²
- Bedroom 3 □ 11 m²
- Bedroom 4 □ 10.4 m²

Landing room □ 10.5 m²

All on an enclosed plot of 2,601 m²

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

LOCAL TAXES

Taxe habitation: EUR

NOTES