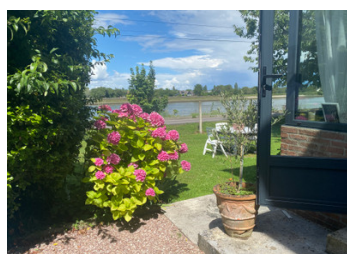


Charming character house arranged by a decorator, on the banks of the Seine, privileged for the Armada.



## INFORMATION

Town:	Barneville-sur-Seine
Department:	Eure
Bed:	4
Bath:	3
Floor:	147 m2
Plot Size:	2066 m2



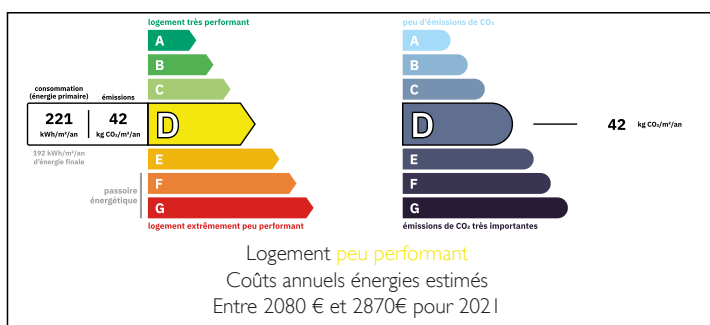
## IN BRIEF

Discover this charming character house, arranged by a decorator—perfect as your family home or second residence. No work is required: a true asset.

Located on the banks of the Seine, 141 km from Paris, 67 km from Deauville, 34 km from Rouen station, 6.5 km from schools, 7 km from shops and amenities in Bourg-Achard, and 13 km from the Thuit-Hébert-Bourgtheroulde SNCF train station, it offers a panoramic view of the river, from the veranda to the 3 bedrooms on the 1st and 2nd floors. The 4th bedroom, on the ground floor, with shower room and separate toilet, could be rented on Airbnb, having independent access to the terrace.

With no overlooking neighbours, you can enjoy a beautifully landscaped enclosed garden and a lovely terrace for your convivial moments. It features a wooden chalet on a concrete slab of 18...

## 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 house, located 1 hour and 58 minutes from Paris and 49 minutes from Deauville, includes :

Ground floor

- Entrance via veranda : 18.68 m<sup>2</sup>
- Living room : 15.36 m<sup>2</sup>, wood insert fireplace
- Dining room : 15.27 m<sup>2</sup>
- Kitchen : 14.88 m<sup>2</sup>
- Master bedroom : 11.77 m<sup>2</sup>
- Walk-in shower room : 2.98 m<sup>2</sup>, washbasin
- Separate WC with hand basin : 1.24 m<sup>2</sup>

First floor

- Bedroom 2 : 10.59 m<sup>2</sup>
- Bedroom 3 : 14.14 m<sup>2</sup>
- Lounge/Office : 15.07 m<sup>2</sup>
- Separate WC : 1.24 m<sup>2</sup>

Second floor

- Bedroom 4 : 11.08 m<sup>2</sup>
- Bathroom : 3.61 m<sup>2</sup>, washbasin
- Separate WC : 1.83 m<sup>2</sup>
- Chalet : 18 m<sup>2</sup>
- Garden shed : 9 m<sup>2</sup>

Garden : 2066 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **898 EUR**

Taxe habitation: **EUR**

## NOTES

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