

Nestled in a peaceful rural setting, this charming 145 m<sup>2</sup> Norman house is ready to welcome its new owners.



## INFORMATION

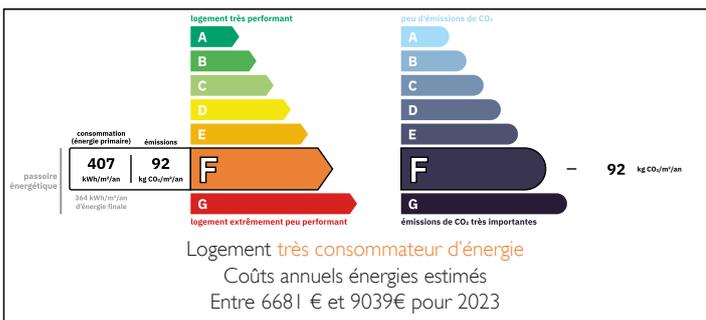
Town:	Millebosc
Department:	Seine-Maritime
Bed:	4
Bath:	1
Floor:	145 m <sup>2</sup>
Plot Size:	1090 m <sup>2</sup>



## IN BRIEF

With its long brick-and-timber façade, wooden shutters and weathered slate roof, it embodies the authentic character of traditional Norman architecture. Inside, you'll find the warmth of an old country home: a large brick fireplace, exposed beams, a solid wooden staircase... a timeless atmosphere just waiting to be reinvented.

## 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

The property offers 8 rooms, including 4 bedrooms, making it ideal for a family or a country retreat. The spaces are bright and generous, with several areas that can easily be redesigned to suit your needs: a family-style kitchen, a veranda opening onto the garden, a cosy living room...

But the true highlight lies at the back of the house: a large, beautifully matured garden, completely sheltered from view, featuring lush vegetation, hydrangea beds, ornamental trees and a serene woodland feel. It's a rare, spacious and private outdoor area — perfect for enjoying sunny days, gardening, creating a vegetable patch, or designing a shaded terrace under the trees.

Some interior updating will be needed, particularly to improve the energy performance (DPE rating: F). However, the potential is undeniable, supported by a solid structure and an exceptional natural setting.

On-site parking adds everyday convenience. Public transport is limited in this area, so a personal vehicle is necessary — but that is also part of what makes the location so wonderfully quiet.

A house full of character, a remarkable garden, and a peaceful rural environment: a unique opportunity to create a home that truly reflects your vision.

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

## LOCAL TAXES

**Taxe foncière: 450 EUR**

**Taxe habitation: EUR**

## NOTES