

## Charming Country Home with Spacious Grounds and Versatile Layout



## INFORMATION

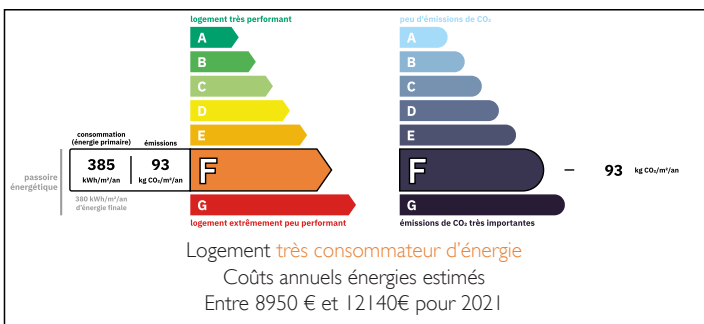
Town:	Gournay-en-Bray
Department:	Seine-Maritime
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	14540 m2



## IN BRIEF

Just a stone's throw from Gournay-en-Bray, discover this charming and authentic character property, surrounded by greenery and set on a large plot of land ideal for all your projects. Perfect for becoming your family home or an idyllic second home. The large plot also offers tremendous potential for agricultural projects, permaculture, small livestock farming, or even to accommodate horses. Some renovation and refurbishment work is required, but this property represents a great opportunity to create a living space that reflects your personality.

## 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 property is located just minutes from the shops and amenities of Goumay-en-Bray, 25 minutes from Lyons-la-Forêt, 25 minutes from Gisors train station leading to Paris St-Lazare, 1 hour 20 minutes from Paris, 1 hour 10 minutes from Dieppe, and 2 hours 30 minutes from Calais. It comprises:

Ground floor

Kitchen □ 7 m<sup>2</sup>

Large living room □ 44 m<sup>2</sup>

Utility kitchen □ 8.8 m<sup>2</sup>

Bedroom 1 □ 12.5 m<sup>2</sup>

Bedroom 2 □ 14.8 m<sup>2</sup>

Bedroom 3 □ 9 m<sup>2</sup>

Office □ 9.5 m<sup>2</sup>

Bathroom □ 5.3 m<sup>2</sup>

Living room 1 □ 16.7 m<sup>2</sup>

Living room 2 □ 21.3 m<sup>2</sup>

Floor 1

Bedroom 4 □ 10 m<sup>2</sup>

Bedroom 5 □ 11.4 m<sup>2</sup>

Bedroom 6 □ 15.5 m<sup>2</sup>

Bathroom □ 4.5 m<sup>2</sup>

Attic □ 129 m<sup>2</sup>

Cellar □ 14 m<sup>2</sup>

Outside

Outbuilding □ 50 m<sup>2</sup>

Garage □ 41 m<sup>2</sup>

All on a plot of 14,540 m<sup>2</sup>

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

## NOTES