

Ref: A40657FR76

Price: 750 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (707 548 EUR without fees)

Architect-designed house by an interior decorator, atypical, bright, full of surprises, calm environment.



INFORMATION

Town: Bois-Guillaume

Department: Seine-Maritime

Bed: 3

Bath: 3

Floor: 232 m2

Plot Size: 1109 m2









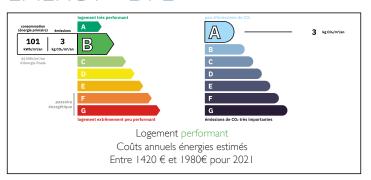




IN BRIEF

Come and discover this 232 m² house, unique in its kind, built by an interior designer and architect, perfect to become your family home or your second residence. It is the result of many journeys and the overflowing imagination of its creator. You will be pleasantly surprised from one room to another. Moreover, its energy rating of B and greenhouse gas emission level of A demonstrate the quality of the construction materials and the healthy air inside. In addition, the three bedrooms on the ground floor are complemented by two mezzanines and an office that can be converted into an additional bedroom. An open fireplace enhances the living/dining room. Next to the heat pump, there is also an oil-fired boiler room. In the basement, you will find the garage, the cellar, the wine cellar, the boiler room, and...

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.



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LOCAL TAXES

Taxe foncière: 3909 EUR

Taxe habitation: EUR

DESCRIPTION

Unique architect-designed house, located in a residential area of Rouen.

Ground floor:

Kitchen – 12 m²

Living room – 43 m²

Bedroom I – I2 m²

Bedroom 2 – 20 m²

Bedroom $3 - 30 \text{ m}^2$

Mezzanine I – II m²

Mezzanine 2 – 35 m²

Office -12 m^2

Bathroom – II m²

Shower room - 5 m²

Shower room -6 m^2

3 toilets

Basement:

Garage – 51 m²

Wine cellar – 17 m²

Photo lab -9 m^2

Plot of land: 1109 m²

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

NOTES