

L'Aigle region, in a hamlet, large comfortable house with outbuilding, in delightful wooded grounds....



## INFORMATION

Town:	La Haye-Saint-Sylvestre
Department:	Eure
Bed:	3
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	8310 m <sup>2</sup>



## IN BRIEF

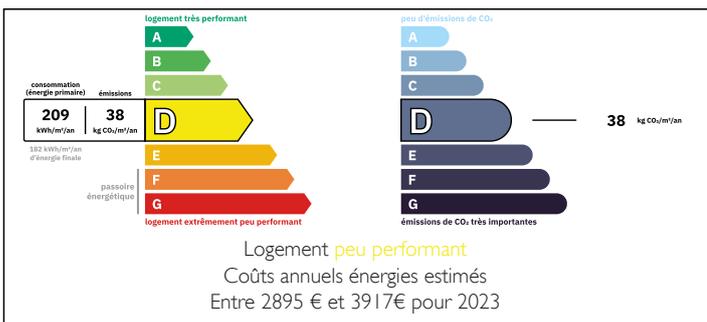
2 hours from Paris, 15 minutes from L' Aigle railway station, 1h15 normandy beaches.

Set in a rural hamlet comprising a large, comfortable house (170m<sup>2</sup> of living space), a chalet and an outbuilding.

Surrounded by nature on 8,000m<sup>2</sup> of wooded land.



## 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

170 m<sup>2</sup> house comprising: entrance hall (4 m<sup>2</sup>), fitted and equipped kitchen (13 m<sup>2</sup>), 39 m<sup>2</sup> living room with fireplace insert, bedroom (17.5 m<sup>2</sup>), shower room with WC (5 m<sup>2</sup>), laundry room (8.5 m<sup>2</sup>), boiler room (19 m<sup>2</sup>)

Upstairs: landing, bedroom (13 m<sup>2</sup>) and 40 m<sup>2</sup> dormitory, dressing room (5 m<sup>2</sup>), bathroom with WC (5.25 m<sup>2</sup>).

Adjoining storage room

Oil-fired central heating, double glazing, sanitation conforming.

28 m<sup>2</sup> chalet with electricity

Outbuilding: Covered courtyard - 25 m<sup>2</sup>, workshop 25 m<sup>2</sup>, storage 25 m<sup>2</sup>, woodshed.

Cellar

All set in wooded grounds of 8,310 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>

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

## NOTES