

Beautiful, fully renovated country house near the Seine and a few minutes from shops..



INFORMATION

Town:	Muids
Department:	Eure
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1041 m2

IN BRIEF

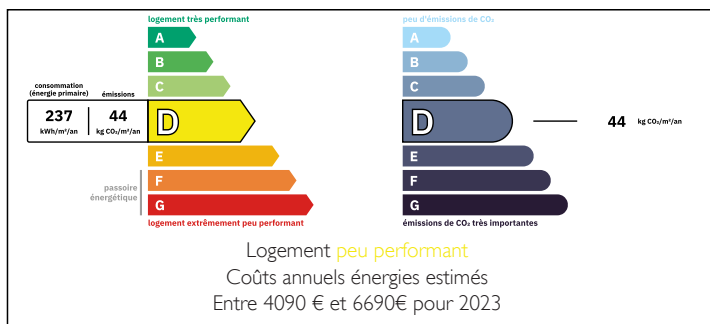
Discover this charming and authentic character property, perfect as a family home or an idyllic second residence.

Located near the Seine, it is just 15 minutes from shops (pharmacy, doctors, restaurants, supermarket, post office, etc.).

Enjoy its enclosed grounds and a large, shaded carriage house, ideal for entertaining.



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.



NOTES

DESCRIPTION

This charming property is located 15 minutes from Val de Reuil train station (with direct service to Paris St-Lazare), 15 minutes from the shops and services of Louviers and Les Andelys, 1 hour 10 minutes from Paris, 1 hour 15 minutes from Deauville and its beaches, 1 hour 15 minutes from Dieppe, and 2 hours 45 minutes from Calais. It comprises:

Ground floor:

Kitchen □ 16.5 m²

Pantry □ 15.7 m²

Living room □ 25.6 m²

Dining room □ 37.9 m²

Bathroom □ 6 m²

Bedroom 1 □ 16.3 m² with dressing room □ 6.1 m²

First floor:

Bedroom 2 □ 23.8 m²

Bedroom 3 □ 22.6 m²

Landing □ 28.6 m²

Bathroom □ 5.2 m²

Outbuilding

Bedroom 1 □ 14.8 m²

Living Room □ 13.6 m²

Shower Room □ 6.7 m²

Outside

Vaulted Cellar □ 14 m²

Carport □ 60 m²

All on a plot of 1041 m²

Under certain conditions, the owner may leave the equipment and furnishings.

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