

## Family Home with Garden – Close to All Amenities



## INFORMATION

Town:	Étrépnay
Department:	Eure
Bed:	3
Bath:	1
Floor:	109 m <sup>2</sup>
Plot Size:	450 m <sup>2</sup>

## IN BRIEF

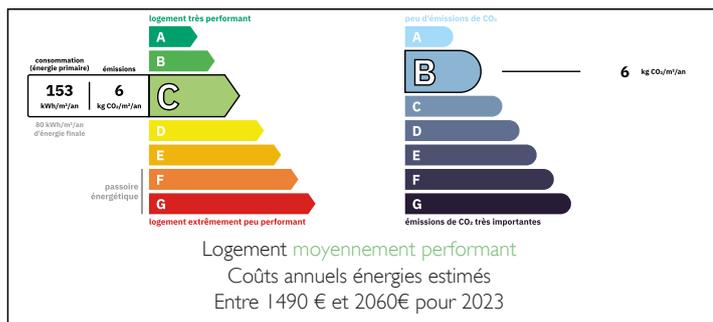
Located in a peaceful and sought-after neighbourhood, this charming townhouse offers the perfect setting for a young family looking to combine comfort, convenience and tranquillity.

Set on a plot of around 450 m<sup>2</sup>, the property benefits from a lovely garden, ideal for children's playtime, summer meals or simply enjoying the sunshine in complete privacy.

Inside, the layout has been designed to make everyday life easier: bright and welcoming living spaces, a practical flow between rooms, and more private areas allowing each family member to enjoy their own comfort. A configuration perfectly suited to active family life.

This property strikes a rare balance between residential calm and urban convenience, making it an ideal choice for families seeking a functional, warm

## 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

One of the home's major advantages is its excellent location: shops, schools and transport links are all just a few minutes away, ensuring a smooth and stress-free daily routine for parents and children alike.

This property, located in the heart of Étrépagny and just 15 minutes from Gisors and its train station for Paris Saint-Lazare, offers excellent access to major destinations: 1h10 from Paris, 30 minutes from Giverny, 50 minutes from Rouen and Beauvais, 1h30 from Deauville and its beaches, 1h30 from Dieppe and Le Havre, and 2h40 from Calais.

It is composed as follows:

### Ground Floor

Kitchen □ 10.9 m<sup>2</sup>

Dining room □ 13.6 m<sup>2</sup>

Living room □ 9.5 m<sup>2</sup>

Shower room □ 3.8 m<sup>2</sup>

Bedroom 1 □ 10.4 m<sup>2</sup>

### First Floor

Bedroom 2 □ 9.7 m<sup>2</sup>

Bedroom 3 □ 16.9 m<sup>2</sup>

Landing room □ 15.7 m<sup>2</sup>

Walk-in wardrobe □ 2.4 m<sup>2</sup>

### Outside

Cellar □ 20 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: **370 EUR**

Taxe habitation: **EUR**

## NOTES