

Property complex consisting of two charmingly renovated houses and a large wooded plot near Giverny



INFORMATION

Town:	Vexin-sur-Epte
Department:	Eure
Bed:	8
Bath:	4
Floor:	241 m ²
Plot Size:	5838 m ²



IN BRIEF

In the peaceful village of Vexin-sur-Epte, discover a rare property comprising two beautifully restored houses, set in a quiet, secluded environment. An ideal opportunity for a family project, a second home, or a tourism and hospitality venture.



Authenticity & Comfort

Thoughtfully renovated, both homes retain the charm of the countryside while offering modern comfort and generous living spaces. Every detail reflects a simple, genuine way of life.

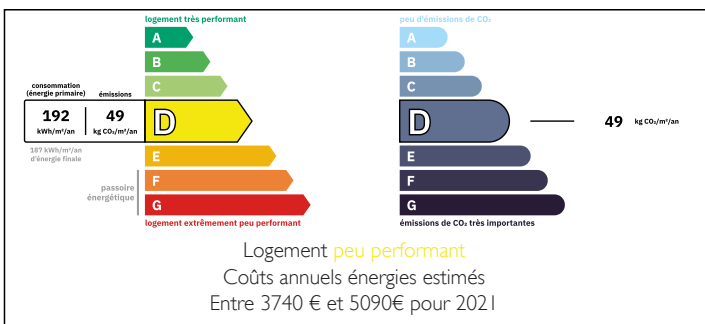


Main House

Bright and spacious living area with open-plan kitchen, perfect for shared moments

Ground-floor bedroom, adding everyday convenience and comfort

ENERGY - DPE



Warm, inviting atmosphere throughout

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 combines charm, potential, and serenity—an invitation to fully embrace the Normandy countryside lifestyle.

A Privileged Setting

Located in the Eure department, Vexin-sur-Epte brings together several typical hamlets of the Vexin Normand. Surrounded by fields and rolling green landscapes, the area offers a preserved rural setting while remaining close to major routes connecting the Seine Valley and the Paris region.

This charming property is located 20 minutes from Giverny, Vernon, with all its shops and train station for Paris St-Lazare, 35 minutes from the Cergy RER station, 1 hour from Paris and Beauvais and its airport, and 1 hour 30 minutes from Le Havre, Dieppe, and Deauville with its beaches. It comprises the following:

First House

Ground Floor

Kitchen/Dining Room □ 36 m²

Living Room □ 40 m²

Bedroom 1 □ 8 m² with shower

Laundry Room □ 3 m²

First Floor

Bedroom 2 □ 10.7 m² with dressing room

Bedroom 3 □ 13 m² with dressing room

Bedroom 4/Office □ 6.7 m² (requiring renovation)

Bedroom 5/Office □ 4.8 m² (requiring renovation)

Bathroom □ 8.9 m² with shower and bath

Shower room □ 2.6 m²

Second house

Ground floor

Living room □ 41.5 m²

Bedroom 1 □ 8.5 m²

Bedroom 2 □ 17.9 m²

Shower room □ 2.8 m²

Bathroom □ 5.2 m²

LOCAL TAXES

Taxe habitation:

EUR

NOTES