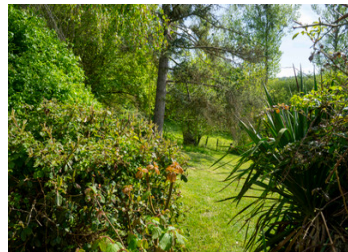


Charming Norman thatched cottage and its outbuilding converted into a large studio with independent entrance.

EXCLUSIVE



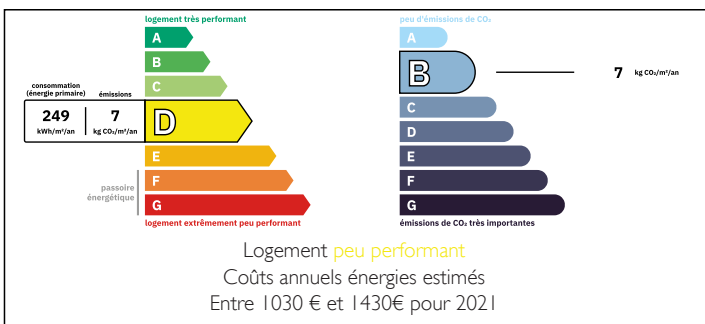
## INFORMATION

Town:	Ellecourt
Department:	Seine-Maritime
Bed:	3
Bath:	1
Floor:	115 m <sup>2</sup>
Plot Size:	1289 m <sup>2</sup>

## IN BRIEF

Some houses you visit. Others, you feel from the very first moment. Here, it begins with the approach through the countryside, until your eyes settle on this thatched Norman longhouse, gently elevated, almost set apart from the world. Naturally, your steps lead you toward the terrace. And that's where everything changes.

## 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

The view opens wide over the Bresle valley. Nothing truly interrupts the horizon. Seasons drift by, the light shifts, and every moment of the day becomes an invitation to pause: a morning coffee, a long, lingering lunch, a quiet drink at sunset. This is, without question, the true heart of the home.

Inside, authenticity remains untouched. Exposed beams structure the space, fireplaces tell stories of past winters, and each room carries that simple, honest charm of traditional Norman houses. Dining room, living room with wood-burning stove, fitted kitchen—everything is in place, functional and warm, without excess.

Two bedrooms, a shower room, and well-organized spaces complete this first living area, already perfectly comfortable as it stands.

And then, there is the second part.

A more contemporary volume, with generous ceiling height, a mezzanine, and above all... its own separate entrance. Currently arranged as a living space with its distinctive red sofa, it could easily evolve into something else. A gîte, a guesthouse, a workspace for an independent activity—the potential is immediate, without the need for major transformation. The idea of additional income or a fully self-contained space makes perfect sense here. Upstairs, a comfortable bedroom extends this area, with further potential through the adjoining attic, offering the possibility to create a larger suite or an additional room.

Outside, the enclosed 1,289 m<sup>2</sup> plot surrounds the house naturally, without constraint. A working well for irrigation, an outbuilding for storage or projects, and even a robotic mower quietly maintaining the lawn while you...

## LOCAL TAXES

Taxe foncière: 377 EUR

Taxe habitation: EUR

## NOTES