LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44830MRO27 Price: 526 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR without fees)

Pays d'Auge Authentic Normandy property 2 houses, 6 bedrooms, charm, peace, near Bernay, 2h30 Paris, Honfleur.







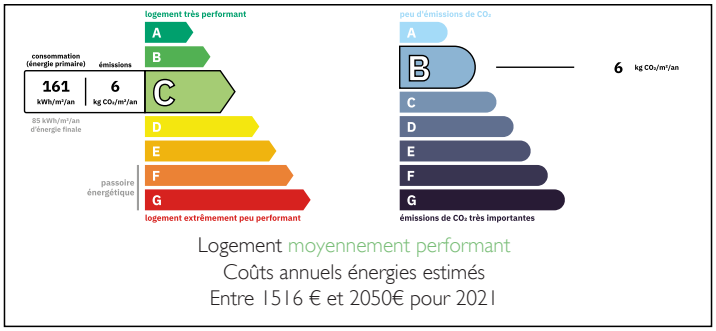








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1516 € et 2050€ pour 2021

INFORMATION

Town:	Saint-Léger-de-Rôtes
Department:	Eure
Bed:	6
Bath:	4
Floor:	185 m2
Plot Size:	7800 m2

IN BRIEF

In the heart of the Pays d'Auge (Normandy), this charming country property sits in a quiet, green setting, close to Bernay, local markets, and about 2h30 from Paris by car or train. The coast, including Honfleur, is within easy reach.

Set on approx. 7,800 m² of land, it offers peace, nature, and privacy. Ideal as a main home, holiday house, or gîte project.

The property includes two independent houses with 6 bedrooms and 4 bathrooms in total. The first is a renovated half-timbered longère of approx. 120 m², bright and comfortable, with a fitted kitchen, living room, one ground-floor bedroom, and two bedrooms upstairs. The second is a traditional thatched cottage of approx. 106 m², full of charm, with a large fireplace, exposed beams, cosy living space, and three bedrooms plus a study area.

Outbuilding with conversion potential (guest house, studio, workshop).

Rare property combining charm, comfort and...

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.

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LOCAL TAXES

Taxe foncière:	**1149 EUR**

NOTES

DESCRIPTION

In the heart of the Pays d'Auge, in a peaceful, green and preserved setting, close to the town of Bernay, local markets, and approximately 2h30 from Paris by car or train, this authentic Normandy property offers a rare lifestyle combining charm, nature and quality of life.

Ideally located for a main residence, a holiday home, or a gîte business, it will appeal to buyers seeking peace, authenticity and the simplicity of French countryside living.

The property is made up of two independent houses with a total of 6 bedrooms, blending traditional Normandy character, modern comfort and natural light.

The first house is an elegant half-timbered longère of around 120 m², fully and carefully renovated in a contemporary style while preserving its original character. Generous spaces and natural light create a warm and comfortable atmosphere. On the ground floor, a fitted kitchen opens onto a bright and welcoming living room. A bedroom with washbasin and WC allows for single-level living. Upstairs, two further bedrooms and a shower room complete this functional and comfortable home.

The second house is a charming traditional thatched cottage of around 106 m², full of character and authenticity. The atmosphere is more intimate and rustic, with a large open fireplace as the heart of the living space. It also offers a fitted kitchen, a ground-floor bedroom with washbasin and WC, and upstairs two bedrooms, a study area and a bathroom. Exposed beams, terracotta tiles and cosy rooms enhance its unique charm.

Together, the two houses offer 6 bedrooms and 4 bathrooms, with bright, well-oriented and comfortable living spaces, ideal for family life or hosting...