



Stone house

CONNELLES (27)

449 000 €*

* Agency fees to be paid by the seller



150 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Exclusively at CAPIFRANCE.

Very well located in a village on the banks of the Seine, near Connelles, just 1h30 from Paris, 1h00 from the Normandy coast, 20 minutes from the A13 and 30 minutes from Rouen.

In a remarkable environment; rural and forest, come and discover this stone country house from 1934.

150 m² of accommodation on 3.7 hectares of property bordering the hillsides of the two lovers and overlooking the Seine valley.

It offers you on the ground floor a beautiful entrance of 12.5 m² with cupboard, access to the cellar and a veranda. An open kitchen of 17.5 m² opening onto a bright living room of 25 m².

You will be charmed by the living room with its oak flooring and fireplace.

Night side, a bedroom and a bathroom.

The first floor consists of three bedrooms, one with a shower room, a separate toilet and an office.

Outside, enjoy a large south-facing terrace with breathtaking views, a double garage of 70 m². Its heat pump and solar water heater make it a comfortable home.

The unique character of the place will seduce you.

Mark your calendars to plan a visit!

- Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 838771

Property type Stone house

Year of construction 1934

Exposure S-W

View Vue dégagée, sur Forêt

SURFACES

Living space 150 m²

Living room surface 24 m²

Land surface 22400 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 4

Number of bathrooms 2

Toilets count 2

Terrace 1

DPE/GES

DPE 242

GES 7

APPENDIX

Parking extérieur

Parking space 4

Garage 2

Cellar 1

Videophone Non

SERVICES

Heater pompe à chaleur



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle