



Property

LES ANDELYS (27)

265 000 €



103 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

5km from Les Andelys, explore the exceptional charm of this magnificent 103m² property, offering a harmonious and comfortable living experience.

Upon entry, a 13m² sunny terrace creates a welcoming first impression. The ground floor has a bright living room of 25m², bathed in light, while a 9m² kitchen, tastefully equipped, opens onto a 16m² terrace facing south. A modern shower room and a separate WC complete this ground floor. Finally, a sumptuous 17m² bedroom with built-in cupboards.

Upstairs, a spacious landing reveals endless possibilities, ideal for creating an office space, surrounded by two generous bedrooms of 13 and 17m² respectively. One of them offers a breathtaking view of the majestic Château Gaillard. And at the end of the landing is a shower room with WC.

Outside, a garden with a vegetable garden invites tranquility and the generous land offers the possibility of installing a swimming pool. An outdoor shower has already been installed for this purpose.

On the front, a practical garage, opening directly onto the street, a charming gate and a gate complete this exceptional residence, offering an ideal setting for a peaceful life in Normandy.

This exceptional opportunity combines refinement with functionality for an unparalleled living experience.

Located 7 minutes from a train station and 15 minutes from the A13.

School 200m away

And shops, doctors, pharmacies 3km away

Near historic site Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°881 968 119 - Greffe de EVREUX) Melissa DARY Entrepreneur Individuel 06 10 04 49 40 - Plus d'informations sur le site de CAPIFRANCE (réf.848142)



Melissa DARY

LE-MANOIR (27460)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848142
Property type Property
Year of construction 1950
Exposure TRAVERSANT
View Vue dégagée, sur Jardin, sur Village

SURFACES

Living space 103 m²
Land surface 1584 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Toilets count 2
Washrooms 3
Terrace 1

DPE/GES

DPE 228
GES 38

APPENDIX

Parking extérieur
Parking space 3
Garage 1
Cellar 1
Videophone Non

SERVICES

Heater fuel
Kitchen équipée