

Exceptional real estate complex located on the banks of the Seine



INFORMATION

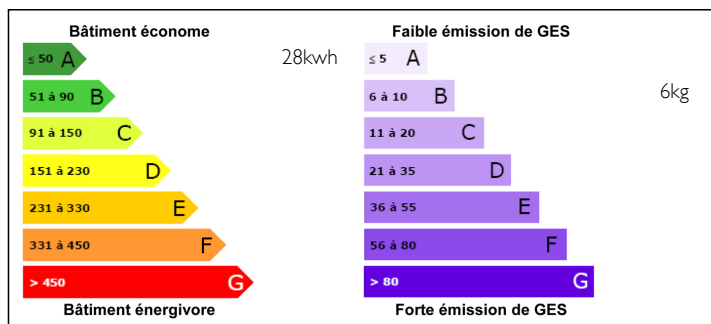
Town:	Les Andelys
Department:	Eure
Bed:	6
Bath:	5
Floor:	300 m2
Plot Size:	597 m2



IN BRIEF

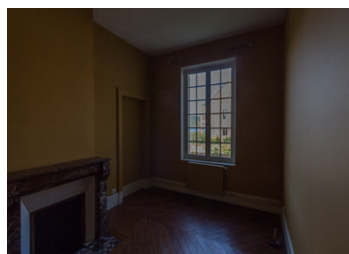
A former 18th-century private mansion, in the heart of the historic district of Petit-Andely, consists of three apartments and a semi-detached house. Full of charm, with a direct view of the meander of the Seine and its chalky hillsides, the building is ideal for the creation of tourist accommodation. The apartments are to be rehabilitated as rental accommodation or gîtes. The top floor is an attic but can be transformed into a dwelling. Work needed. Strong potential.

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

This large and elegant family house, full of character with its half-timbered, floor tiles and old parquet floors, its superb staircase is located less than 5 minutes from all amenities, 30 minutes from Vernon and Giverny, 45 minutes from Rouen, 1h15 from Paris, 1h30 from Deauville and its beaches, Dieppe and Le Havre, 2h45 from Calais and is composed as follows:

Apartment 1/Studio - Ground Floor

Living / Dining room □ 18 m²

Kitchenette □ 6 m²

Bathroom □ 6.8 m²

Apartment 2 - Ground Floor

Kitchen □ 9.6 m²

Living room □ 23.8 m²

Dining room □ 9.7 m²

Bedroom □ 17.6 m²

Bathroom □ 5.7 m²

Apartment 2 – Floor 1

Entrance □ 13.8 m²

Living room □ 20.5 m²

Living room □ 35.7 m²

Kitchen □ 14.5 m²

Bedroom □ 10.2 m²

Bedroom □ 11.1 m²

Bedroom □ 13.9 m²

Bathroom □ 3.4 m²

Shower room □ 2.2 m²

Attic – Floor 2 □ 134 m²

Semi-detached house

Ground floor

Kitchen □ 5.8 m²

Living / Dining room □ 27.3 m²

First floor

NOTES