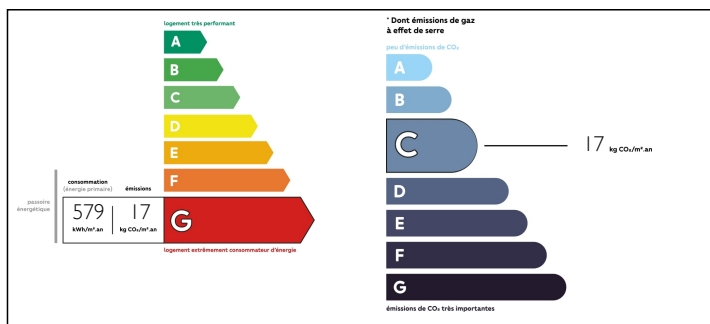


SALES CONTRACT SIGNED.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bellencombres
Department:	Seine-Maritime
Bed:	3
Bath:	1
Floor:	98 m²
Plot Size:	1104 m²

IN BRIEF

While being 5 minutes from the shops, this house is part of a housing complex. It can be ideal as a family home or as a second home. The non-adjoining outbuildings give it the country house aspect, with the possibility of tinkering and having animals. Its garden, a veritable haven of greenery, provides a pleasant setting, without vis-à-vis. The whole is on a well delimited ground.

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 property includes a house and outbuildings.

The house is composed

On the ground floor by :

- an entrance 1 m²
- a living room 14,4 m²
- a scullery 13,7 m²
- a dining room 11,9 m²
- a bathroom with bath and shower 8,4 m²
- a separate WC 1 m²

On the 1st floor :

- a bedroom with fireplace 15 m²
- a bedroom 12,6 m² with dressing room 6 m², double glazed window

On the 2nd floor :

- a bedroom 11 m², double glazed window

Outbuildings :

- a shed 45 m²
- a chicken coop 10 m²
- a stall 15 m²

A garden with fruit trees : 1488 m²

LOCAL TAXES

Taxe foncière: 260 EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>