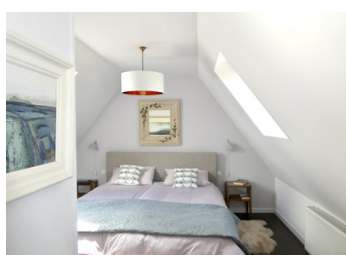


Beautiful 3-bed longere in the heart of the forest region of Eure in excellent condition, DPE C

EXCLUSIVE



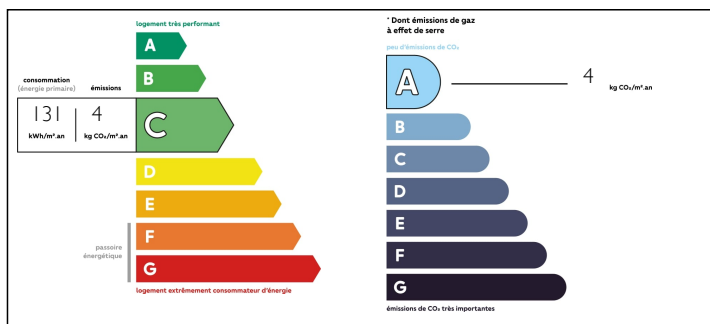
## INFORMATION

Town:	Lyons-la-Forêt
Department:	Eure
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	634 m2

## IN BRIEF

Situated in Lyons la Foret, one of the most beautiful villages in Normandy, this stunning longere is just 3 km from the centre of the village with direct access into the Forêt Dominiale de Lyons which is the largest beech forest in Europe. This property is a perfect family or holiday home. Location • Walking and cycling routes just 200 m from the property • 3 km to the village with a full range of shops and services • Vibrant local arts, music and literary scene • Informal International expat group • Local groups including Nordic walking, hiking and VTT with several competitions taking place each year. • Village market on Thursday, Saturday and Sunday in the 17th century 'Halle' • 10 mins by car to a larger town with Carrefour supermarket, butchers and DIY store • Close to famous chateaux to visit including Vascoeil, Martainville, Rosay, Fleury-la-Forêt, Mortemer and Radepoint.

## 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

### GROUND FLOOR

On entering the property you arrive in a spacious hall (5 m x 1.4 m) giving access to the oak staircase leading up to the first floor, with a cupboard below housing the electric point and shelving. This hallway has

- Oak ceiling beams
- Wall lighting
- Central heating radiator
- Terracotta tiled floor.

From the hallway you have access to a separate WC with terracotta tiled flooring and the shower room measuring 5 m x 3.2 m with:

- Wash basin set in a unit with tiled surface and storage below
- Large shower cubicle with thermostatic shower
- Space to install a bath if required (drainage in situ) or alternatively a built-in wardrobe
- Feature brick wall and oak ceiling beams
- Waterproof laminate flooring
- Large, vertical central heating radiator
- 2 windows
- Spotlights to the mirror and ceiling

## LOCAL TAXES

Taxe foncière: 1057 EUR

## NOTES

A half glazed antique pine door from the hallway leads to the kitchen (4.7 m x 4.2 m) with

- Window and glazed door giving access to the patio area with electric awning
- Quality fitted oak kitchen units with wall and floor cupboard
- Oak ceiling beams
- Lighting under the kitchen units
- Ceiling spotlights
- Ceramic sink with brass mixer tap including spray function
- Electric oven
- Hob with 2 gas rings and 2 induction rings plus extractor hood