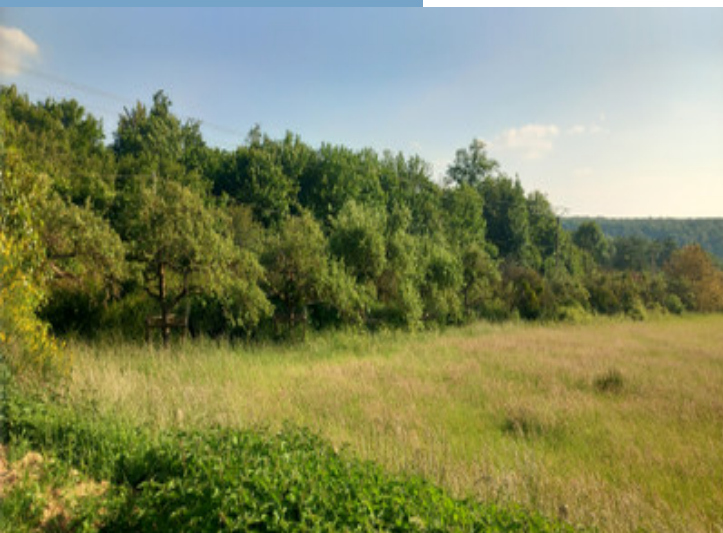




LARGE DETACHED MANOR HOUSE 320M<sup>2</sup>  
INCLUDING SELF-CONTAINED APARTMENT,  
EXCEPTIONAL VIEWS, 4400M<sup>2</sup> LAND.

www.leggettprestige.com

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## PROPERTY FACT FILE

REFERENCE	A27421CAS27
PRICE	€ 675,000 £ 560,014* <small>*agency fees included: 6 % TTC to be paid by the buyer (636 793 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	317 m <sup>2</sup>
LAND	4800 m <sup>2</sup>
TOWN	Beaumont-le-Roger
DEPARTMENT	Eure
LOCATION	
TYPE	Maison de Campagne
CONDITION	
FEATURES	Garage, Private parking, High speed internet

\*Price based on current exchange rate which is subject to change



- Quiet setting with no visible neighbours
- Panoramic views across the valley
- Light and spacious living and outdoor areas
- Grandeur features; fire places, marble staircase
- Business opportunities; guest house, holiday lets

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Main reception - 22m<sup>2</sup>

Lounge - 40m<sup>2</sup>

Dining room - 32m<sup>2</sup>

Main Kitchen - 12m<sup>2</sup> with keeping room 16m<sup>2</sup>

Apartment (1 bedroom, lounge, bathroom) - around 50m<sup>2</sup>

## DESCRIPTIF

This impressive manor house with the 'wow factor' was built by the land owner who farmed the surrounding fields along with other generations of his family. It's clear to see why this particular spot was chosen as it has such amazing views across the valley. that can be admired for hours. It is surrounded by countryside yet only 20 minutes walk to local amenities; post office, grocery stores, florists, hair dressers, restaurants, building suppliers and a train station. Situated 1h45mins from Paris by train it is ideally situated for tourists and home-working alike.

The house, with its grand marble staircase and open lounge, living space could easily offer bed and breakfast or be a fantastic space for hosting guests. The terrace overlooking the meadows is perfect for barbeques in the summer but also offers the same peaceful setting from behind the floor to ceiling windows for the winter, with open fires and the entertaining space inside.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27421CAS27>

COMPLETE FILE AND PHOTO ON REQUEST

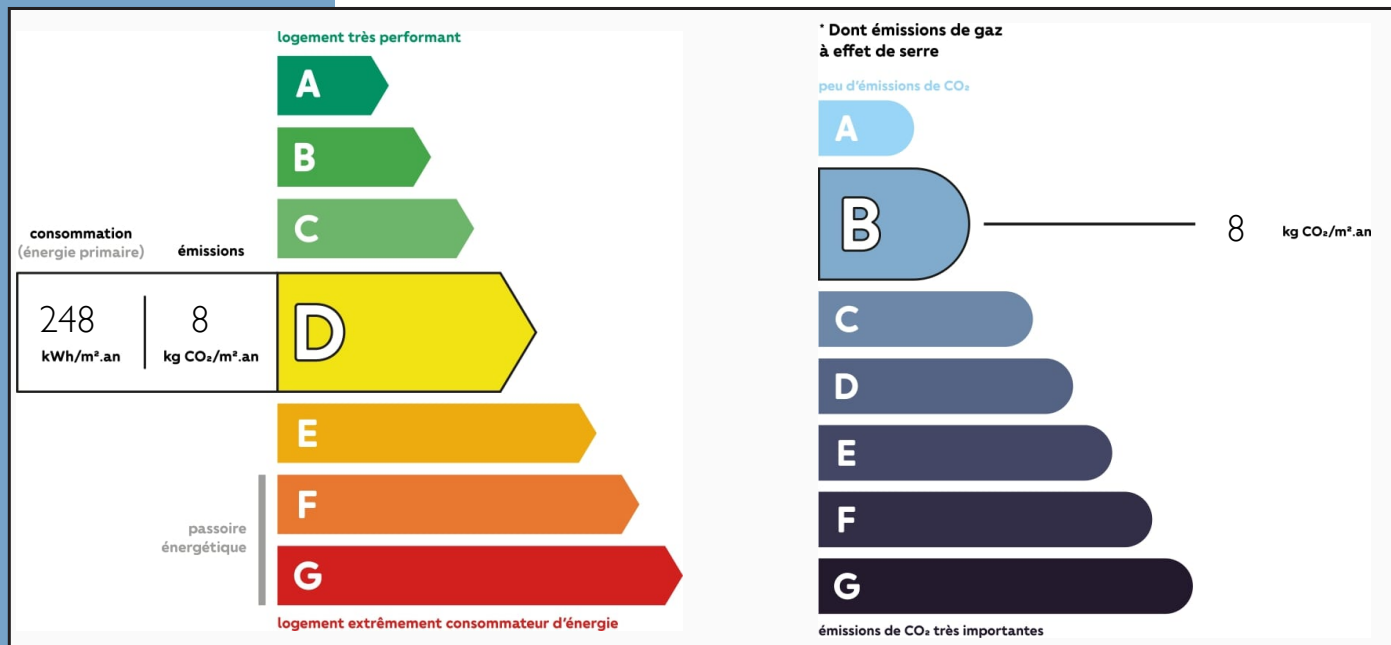


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## ENERGIE-DPE



## NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A27421CAS27  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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