LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# AN ELEGANT CONTEMPORARY RETREAT IN NORMANDY – 20 MINUTES FROM LE HAVRE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

AN ELEGANT CONTEMPORARY RETREAT IN NORMANDY – 20 MINUTES FROM LE HAVRE...





## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A42831MRO76 |
| PRICE | € 1,600,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 7 |
| BATHROOM | 5 |
| ACCOMMODATION | 402 m² |
| LAND | 3232 m² |
| TOWN | Montivilliers |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Gîtes, House, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Prime Normandy Location – 20 Minutes from Le Havre
- 402 m² Contemporary Home in Impeccable Condition
- 100 m² Reception Area with Fireplace & Billiard Ba
- Indoor Glass-Roofed Pool (9 x 5 x 4.50 m)
- Independent Guest House with Rental Potential

AN ELEGANT CONTEMPORARY RETREAT IN NORMANDY – 20 MINUTES FROM LE HAVRE...

Ref : A42831MRO76

Elegant Contemporary Home in Normandy – 20 Minutes from Le Havre
This beautifully renovated 402 m² home on 3,200 m² of landscaped grounds offers 5 bedrooms, spacious reception areas, and an indoor glass-roofed pool. A 60 m² independent guest house provides rental



# DESCRIPTION

Nestled in a peaceful and private setting, just 20 minutes from Le Havre, this beautifully renovated 402 m² contemporary home sits on 3,200 m² of landscaped grounds, offering 5 bedrooms, 3 bathrooms, 1 shower room, a spacious office, and versatile living areas designed for both family life and elegant entertaining.

Ground Floor

Welcoming entrance hall

35 m² fully equipped contemporary kitchen

100 m² open-plan living, lounge, and billiard area with fireplace insert, bright and inviting

30 m² billiard room with bar, open to the lounge

20 m² bedroom with en-suite bathroom

Terrace overlooking the landscaped garden

Elevator serving all levels

First Floor

20 m² master suite with integrated dressing room

Two 15 m² bedrooms with separate bathrooms and WC

Large open-plan area arranged as a fitness and relaxation space

Spacious office

Functional laundry room

Second Floor

15 m² bedroom





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42831MRO76

COMPLETE FILE AND PHOTO ON REQUEST

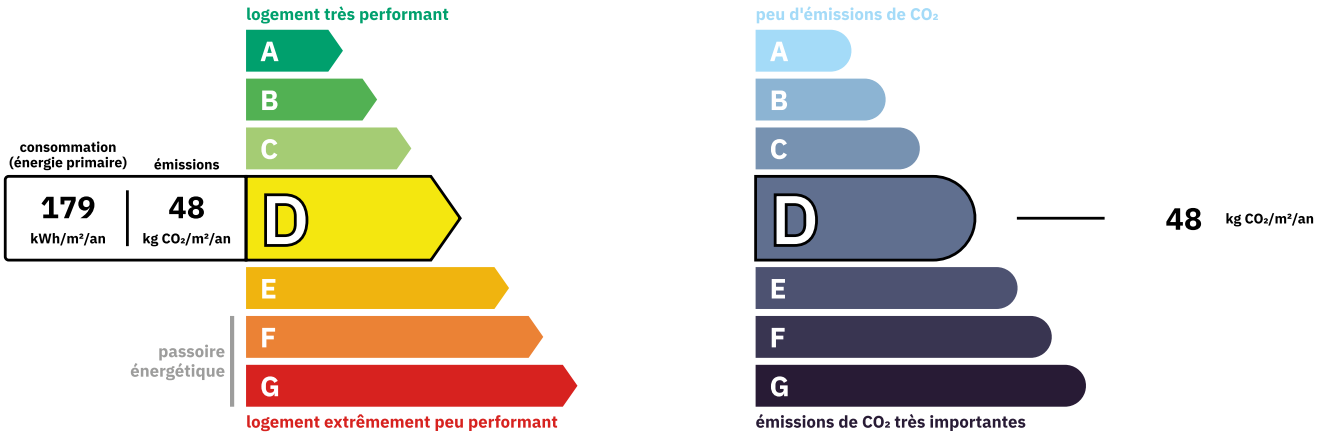
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

AN ELEGANT CONTEMPORARY RETREAT IN NORMANDY – 20 MINUTES FROM LE HAVRE...

Ref : A42831MRO76

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

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 4697 € and 6355€ for 2021

# NOTICE

Leggetts, their client and any joint agents give notice that:

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A42831MRO76
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr