

PAYS D'AUGE AUTHENTIC NORMANDY PROPERTY 2 HOUSES, 6 BEDROOMS, CHARM, PEACE, NEAR BERNAY, 2H30 PARIS, HONFLEUR.

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PROPERTY FACT FILE

REFERENCE	A44830MRO27
PRICE	€ 526,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	185 m²
LAND	7800 m²
TOWN	Saint-Léger-de-Rôtes
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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



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- 2 authentic houses, Norman charm and confort
- 6 bedrooms, spacious and bright interiors
- Absolute peace in the countryside
- Close to Bernay, 2h30 from Paris
- Gîte potential, convertible outbuilding

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In the heart of the Pays d'Auge (Normandy), this charming country property sits in a quiet, green setting, close to Bernay, local markets, and about 2h30 from Paris by car or train. The coast, including Honfleur, is within easy reach.



DESCRIPTION

In the heart of the Pays d'Auge, in a peaceful, green and preserved setting, close to the town of Bernay, local markets, and approximately 2h30 from Paris by car or train, this authentic Normandy property offers a rare lifestyle combining charm, nature and quality of life.

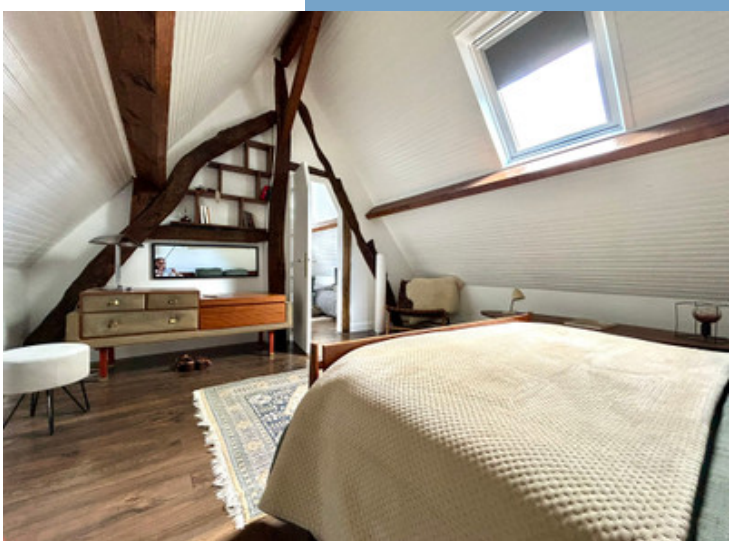
Ideally located for a main residence, a holiday home, or a gîte business, it will appeal to buyers seeking peace, authenticity and the simplicity of French countryside living.

The property is made up of two independent houses with a total of 6 bedrooms, blending traditional Normandy character, modern comfort and natural light.



The first house is an elegant half-timbered longère of around 120 m², fully and carefully renovated in a contemporary style while preserving its original character. Generous spaces and natural light create a warm and comfortable atmosphere. On the ground floor, a fitted kitchen opens onto a bright and welcoming living room. A bedroom with washbasin and WC allows for single-level living. Upstairs, two further bedrooms and a shower room complete this functional and comfortable home.

The second house is a charming traditional thatched cottage of around 106 m², full of character and authenticity. The atmosphere is more intimate and rustic, with a large open fireplace as the heart of the living space. It also offers a fitted kitchen, a ground-floor bedroom with washbasin and WC, and upstairs two bedrooms, a study area and a bathroom. Exposed beams, terracotta tiles and cosy room...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44830MRO27

COMPLETE FILE AND PHOTO ON REQUEST

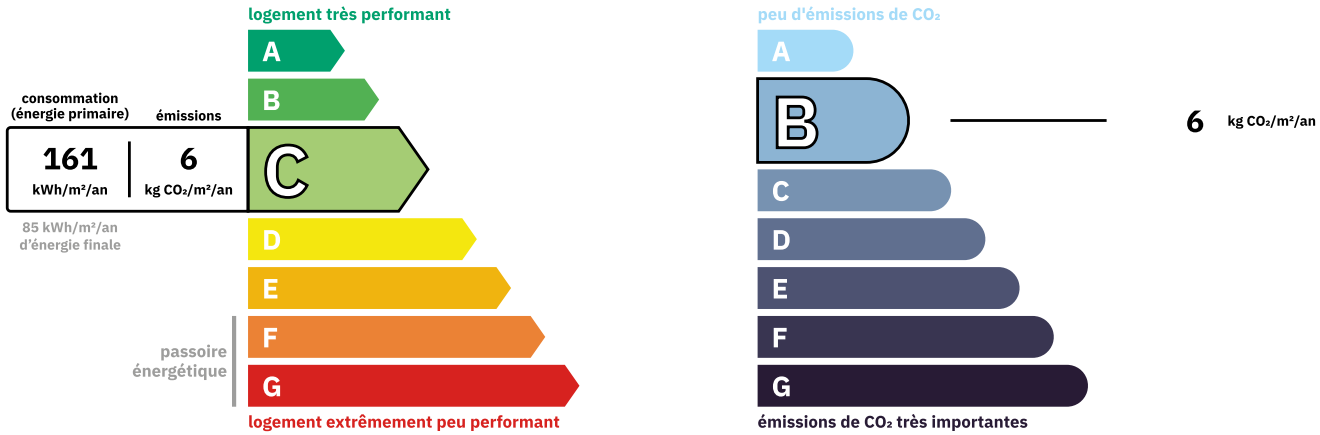
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1516 € and 2050€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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