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Countryside house for sale in Seine - VIRTUAL TOUR

Etretat , **Seine-Maritime** , **Normandy**



€475,000

inc. of agency fees

3 Beds 3 Baths 169 sqm 0.41 ha

Attractive detached house 5 minutes' drive from the beach with over an acre of garden The property was rebuilt in 1990 to a very high...

At a Glance

Reference MFH-NORF01942

Near to Etretat

Price €475,000

Bed 3

Bath 3

Hab.Space 169 sqm

Land 0.41 ha

Pool No

Land Tax N/A

Property Description

Attractive detached house 5 minutes' drive from the beach with over an acre of garden

The property was rebuilt in 1990 to a very high standard. It is full of unusual features including exposed beams, brickwork, a fireplace, oak kitchen and boasts open plan living accommodation with large windows to enjoy views over the terrace and landscaped garden. There is the possibility of creating a self-contained apartment accessed via external stairs.

The house is situated in the Seine-Maritime department of Normandy.

Distances by Car

- Beach: 5 min.
- Étretat: 15 min.
- Le Havre: 30-40 min.
- Paris: ~2.5 hours.

Connection to Paris

- By car: 2.5 hours via the A13 motorway.
- By train: From Le Havre (30-40 min drive), direct trains to Paris Saint-Lazare takes ~2 hours 15 minutes.

Connection to England

- Ferries: Le Havre to Portsmouth (~5.5 hours) and Dieppe to Newhaven (~4 hours).

- Eurotunnel: 2.5-hour drive to Calais, then 35 minutes to England.
- Trains: From Le Havre via Paris to the Eurostar.

There is an airport at Octeville

Education

- Local primary school in Saint-Jouin-Bruneval. Secondary schools are in Épouville and Le Havre.
- Higher education is available in Le Havre.

Healthcare

- Local clinics cover basic needs, while advanced care is provided in Fécamp (20 min) and Le Havre (40 min). Étretat has small medical centers.

Supermarkets

- Small grocery stores are available locally.
- Larger supermarkets, such as Carrefour Market and Intermarché, are in Étretat (~10 km).

There's a larger Carrefour in **Gonneville-La-Mallet** (only 4 km away), with cash dispenser, petrol station, gas bottles, etc...

Gonneville is 4.8 km away (6 mn by car).

In **Criquetot l'Esneval** (7.9 km, 9 mn by car) :

- Intermarché (cash dispenser, gas station, gas cylinders, etc.)
- Bricomarché (like Leroy Merlin)
- Netto
- Traditional shops (bakery, butcher's, delicatessen, dry cleaners, etc.)
- Schools, including 1 high school
- Aquatic center (pool, SPA,)
- Hypermarkets like Leclerc and Auchan can be found in Le Havre.

Recreation and Culture

- Saint-Jouin-Bruneval Beach: 5 min drive for water sports and relaxation.

For the more adventurous, the Tilleul beach is naturist (11 km away).

- Étretat: 15 min drive to iconic cliffs and cultural attractions.
- Le Havre and Fécamp offer museums, theaters, and cinemas.

There are 2 18-hole golf courses, Etretat (10 km) and Octeville (12 km)

Scenic Hiking

- Étretat Cliffs Trail: A 10 km iconic coastal route, Les Jardins d'Étretat - one of the most notable cultural and natural attractions, these remarkable gardens blend neo-futuristic

landscape design with contemporary art, offering a unique experience that combines nature and creativity.

- Vallease d'Antifer: A peaceful, scenic trail.
- Saint-Jouin-Bruneval Loop: Family-friendly 5-8 km trail.

This region offers convenient access to modern amenities, major cities, and England while being surrounded by stunning natural beauty.

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THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall 6.00 x 2.70m Glazed portions to the kitchen and living room make the hall very light. Stairs to the first floor and stairs down to the basement. Exposed brickwork.

Cloakroom 3.35 x 1.50m WC. Tiled floor. Radiator. Vanity unit with mirror/light over. Shower.

Living Room/Dining Room 6.90 x 6.50m Triple aspect with large windows. Door to the front terrace. Fireplace. Tiled floor. Exposed beams.

Kitchen/Breakfast Room 6.90 x 4m Tiled floor. Range of matching base and wall units including display and open shelving. Tiled worktops and splashbacks. Double sink with mixer tap. Built in dishwasher. Built in fridge and freezer. Built in oven and hob with extractor hood over. Small pane windows and double doors opening onto terrace. Radiator.

On the First Floor -

Landing/Mezzanine Study area 4.00 x 2.70m Stairs to attic. Laminate floor. Windows to the front and rear elevations.

Bedroom 1 5.0 x 2.7m Glazed door opening onto balcony area. Window to the front elevation. Laminate floor. Radiator. Mirror fronted built in wardrobes. Door to :

En-suite Shower Room 2.5 x 2m Tiled floor and part tiled walls. Built in cupboard. Vanity unit with mirror and light over. Shower. Radiator. Small triangular window.

Cloakroom 1.87 x 0.95m WC. Velux window to the rear elevation.

Bathroom 2.50 x 2.40m Window to the rear elevation. Bath with mixer/shower tap adjustment. Vanity unit with mirror and light over. Bidet. Radiator.

Dressing Room 3.10 x 1.80m Built in cupboards to one wall. Radiator. Laminate floor.

Bedroom 2 5.30 x 3.15m 2 windows to the front elevation. Laminate floor. Radiator.

Bedroom 3 3.65 x 3.40m Window to the side elevation. Laminate floor. Radiator.

Attic 12.50 x 3.30m External stairs. Plasterboarded and insulated. Divided into 2 rooms one with a velux window, the other with a velux window and widowr to the west elevation. **(This would make a self-contained apartment if required).**

In the basement - access via a covered walkway 0.14 x 6.50m

Wine Cellar 3.00 x 3.00m

Store Room 4.00 x 3.30m

Utility area Hand basin. Space and plumbing for washing machine. Hot water cylinder. Radiator.

Workshop 6.88 x 4.00m Boiler. Radiator.

Double Garage 6.88 x 5.22m Electric up and over doors. Built in storage cupboards to one wall.

OUTSIDE :

Remote-controlled electric gates give access to a tarmac drive, parking area and the double garage. Large dog enclosure. Garden Shed/chicken house 4.80 x 2.75m

Approached via an external staircase are 2 rooms (unfinished) which could potentially be used as **Air B & B. Room 1** 5.40 x 3.60m giving access to: **Room 2** 4.00 x 3.60m

The garden is laid to lawn with mature hedges, shrubs and trees. There is a large patio to the front of the property. Ornamental pond. Vegetable garden with polytunnels.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Telephone connected and fibre optic broadband is available. Oil fired central heating. Hot water via an electric cylinder. Double glazed windows. Drainage is to a septic tank.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum (means tested)

Asking price : 475,000€ including Agency fees of 25,000€. In addition the buyer will pay the Notaire's fee of 32,900€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 2760€ and 3780€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

A full Energy Audit has been carried out at this property.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001942

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€475,000

Key Information

Internal Area:	169 sqm
Land Area:	0.41 ha

Location: Normandy



Gallery











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S. and L. BROWN



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