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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.

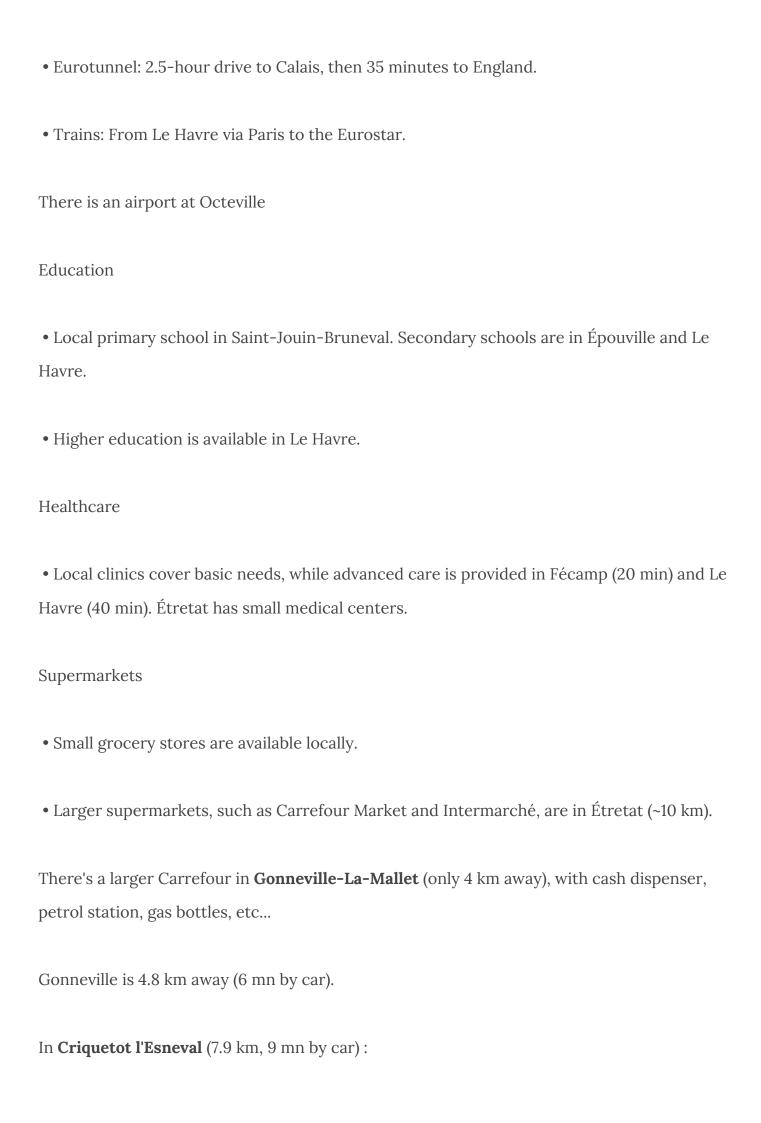
Connection to Paris

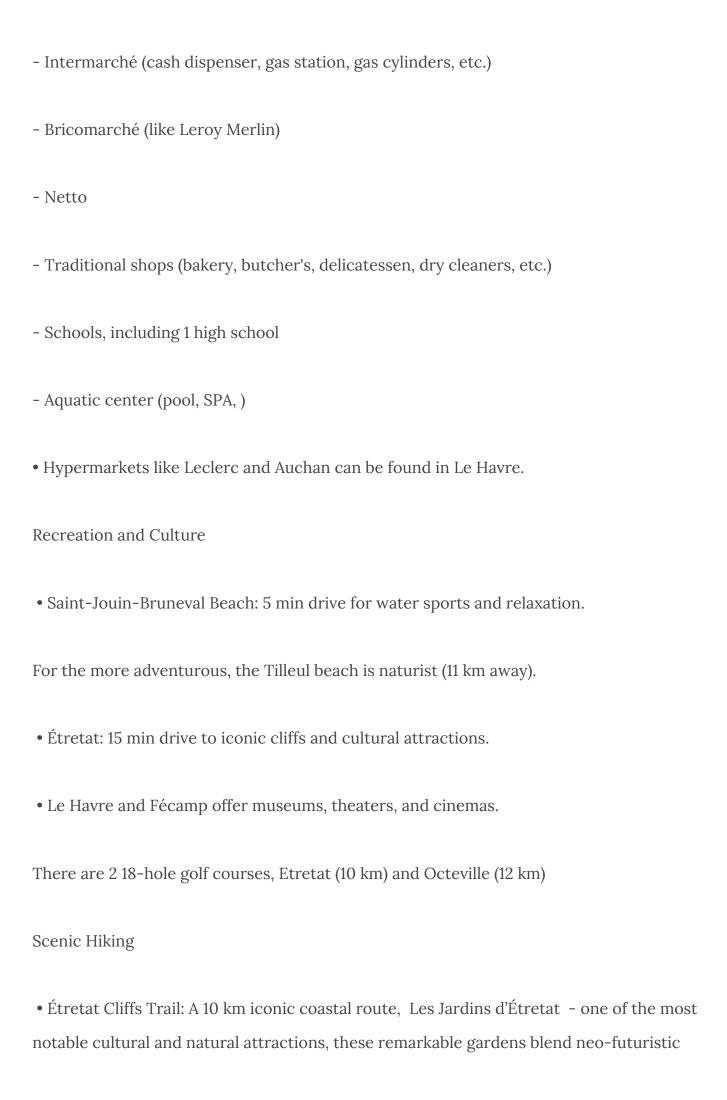
• By car: 2.5 hours via the A13 motorway.

• 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).





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

- Valleuse 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.

here

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

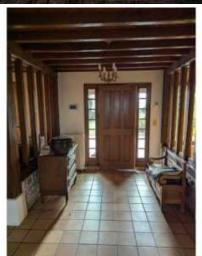


Gallery



















































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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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