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## Bourgeois house with garden, Seine-Maritime

Bois-Guillaume , Seine-Maritime , Normandy



€875,000

inc. of agency fees

6 Beds 1 Baths 240 sqm 0.08 ha

While retaining the charm and authenticity of a bourgeois house of the time with its parquet floors, cement tiles, fireplaces,...

### At a Glance

**Reference** MFH-NORS05926

**Bed** 6

**Land** 0.08 ha

**Near to** Bois-Guillaume

**Bath** 1

**Pool** No

**Price** €875,000

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

Bourgeois house of approximately 210 m<sup>2</sup> of living space on 710 m<sup>2</sup> of landscaped garden, Bois-Guillaume (76), for sale.

Built at the end of the 19th century , enjoying a panoramic view of the city of Rouen from the Côte Saint-Catherine to the Pont-Flaubert, this elegant residence was completely renovated in the early 2000s . While retaining the charm and authenticity of a bourgeois house of the time with its parquet floors, cement tiles, fireplaces, molded ceilings , the owners have been able to bring comfort and modernity to the fittings. In the foreground, a 710 m<sup>2</sup> garden, carefully maintained, gives a romantic touch to this property preserved from the hustle and bustle of the city.

A staircase provides access to the house and its secure entrance serving a kitchen with high-quality equipment, opening onto a dining room bathed in light thanks to its bow windows topped with stained glass.

The ground floor also includes a 32 m<sup>2</sup> living-dining room with two marble fireplaces (one functional).

The first floor serves three bedrooms, two of which have a shared dressing room, a large bathroom of 13m<sup>2</sup> (with shower and WC).

On the second floor, a landing opens onto three other bedrooms, one of which is 27 m<sup>2</sup>, and a shower room with WC.

The house also has a convertible attic of approximately 50 m<sup>2</sup>, a full basement (approximately 75 m<sup>2</sup>), including a boiler room (gas), a workshop, a laundry room, a wine cellar leading to a double glass roof, pleasant in summer and useful for wintering plants when the temperature drops. At the back of the house, the property benefits from a beautiful terrace and its fish pond, a garage and two parking spaces.

Located away from traffic, this property will be perfect for a family looking for a peaceful environment looking for direct access to the city, close to amenities, including bus stops and Rouen train station, all within walking distance.

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 6        |
| Bathrooms      | 1        |
| Price          | €875,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1890    |
| Internal Area: | 240 sqm |
| Land Area:     | 0.08 ha |

Location: Normandy





## Gallery













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**S. and L. BROWN**



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