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Character property with outbuildings on 6900 m2 of land, Seine-Maritime

Auffay , Seine-Maritime , Normandy



€445,000

inc. of agency fees

6 Beds 198 sqm 0.69 ha

Built in 1967 , on an old enclosed hovel , which still retains its old press, this comfortable architect-designed house, bathed in light, offers a living space of 198 m2.

At a Glance

Reference	MFH-NORS05690	Near to	Auffay	Price	€445,000
Bed	6	Pool	No	Hab.Space	198 sqm
Land	0.69 ha			Land Tax	N/A

Property Description

On an old enclosed hovel, architect-designed house, in the heart of a lush garden of 6908 m2, with outbuildings, 30 minutes from the sea and 6 km from Auffay, Saine-Maritime (76), for sale. Built in 1967 , on an old enclosed hovel , which still retains its old press, this comfortable architect-designed house, bathed in light, offers a living space of 198 m2. The residence is surrounded by a lush garden which invites itself

into the house, thanks to its numerous bay windows. Once through the entrance, you enter the heart of the house, into a large living room, decorated with a fireplace. The living room opens onto a terrace, facing south, where it is a good place to have lunch in the summer. Continuing on, we find a fitted and equipped kitchen and a corridor leading to 2 bedrooms, 1 bathroom with toilet, a laundry room. The ground floor also serves a cloakroom with visitor toilets. On the 1st floor of the house a large landing room opens onto 4 other bedrooms and a bathroom with toilet. With skilfully designed spaces and living spaces, independent of each other, this house offers a comfortable living environment. Its distribution allows a 'bed and breakfast' activity. Carefully maintained, no work is required. The other strong point of the property is its quite exceptional environment where the garden takes a prominent place. Maintained with great care, many floral and shrub varieties coexist there, leaving plenty of room for rose bushes. Not far from the house stands a half-timbered and cob outbuilding , which formerly housed the press. Rehabilitated into a home, it offers a surface area of 190 m² to which must be added an attic of 100 m² . At the back of the property, we can see the second outbuilding (60 m²) , currently used as a workshop, also rehabilitable, and all around, the orchard of the closed hovel and a henhouse. Quietly, in an environment where nature offers the best, this architect-designed house offers an exceptional place to live, close to shops (Auffay 6 km), not far from the sea, 30 minutes (Dieppe) . Golf Saint Saëns 12 km away . The land is suitable for swimming pools. It will be suitable as a primary or secondary residence for those seeking serenity and the countryside. Paris 2 hours, Auffay station 8 minutes. Information on the risks to which this property is exposed is available on the GÉORISKS website: www.georisks.gouv.fr Demeures Normandes, your real estate network in Normandy. Sébastien MILLOUR , sales agent - Tel: 06.18.33. 01.46 - RSAC No. 441 506 342 from Dieppe. More information on www.demeuresnormandes.fr

Summary

Property type:	House
Bedrooms:	6
Price	€445,000

Key Information

Year Built:	1968
Internal Area:	198 sqm
Land Area:	0.69 ha

Location: Normandy



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