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## Property with outbuildings on 6 hectares, Seine-Maritime

Forges-les-Eaux , Seine-Maritime , Normandy



# €630,000

inc. of agency fees

5 Beds    3 Baths    234 sqm    6 ha

Located on the edge of a wood, in the heart of 6 hectares of meadows, this old Brayon farm consists of a mansion, a barn, a shed and equestrian facilities.

### At a Glance

<b>Reference</b>	MFH-NORS05709	<b>Near to</b>	Forges-les-Eaux	<b>Price</b>	€630,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	234 sqm
<b>Land</b>	6 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Old 18th century farm, on 6 hectares, with outbuildings, located in the heart of the Pays de Bray, 15 minutes from the center of Forges-les-Eaux and Gournay en Bray, Seine-Maritime (76), for sale. Located on the edge of a wood, in the heart of 6 hectares of meadows, this old Brayon farm consists of a mansion, a barn, a shed and equestrian facilities. Quietly, overlooking the estate, the dwelling house, with a living area of 234 m<sup>2</sup>, consists, on the ground floor, of an entrance, a living room with fireplace, a living room (38 m<sup>2</sup>) with a fitted and equipped kitchen area, a fireplace with Polyflam system and a laundry room.

On the 1st floor, a landing leads to 3 bedrooms, a bathroom with toilet.

On the right wing of the building, a 20 m<sup>2</sup> studio has been set up with a bathroom, toilet and a kitchenette area.

The 2nd floor, in a 'loft' style, offers a living area of 68m<sup>2</sup> with a bedroom, an office area and a bathroom with toilet. On the edge of the property, there is the 100 m<sup>2</sup> barn with a cellar, a 300 m<sup>2</sup> shed, a 120 m<sup>2</sup> stable (Barn), built in 2010, with 7 boxes (3x3.5ml), a tack room, a quarry (60x38ml) and paddocks.

In the left wing of the house there is a garage. A well supplies the house and the outbuildings. The wooded environment also features a pond.

This property is ideal for horse owners and lovers of large, quiet natural spaces.

Rouen 50 minutes, Paris 2 hours by car and 1 hour 15 minutes by train, Serqueux station 20 minutes (Paris/St Lazare), shops 15 minutes (14 km).

## Summary

Property type:	Farmhouse
Bedrooms:	5
Bathrooms	3
Price	€630,000

## Key Information

Year Built:	1786
Internal Area:	234 sqm
Land Area:	6 ha

## Location: Normandy



# Gallery









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**S. and L. BROWN**



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