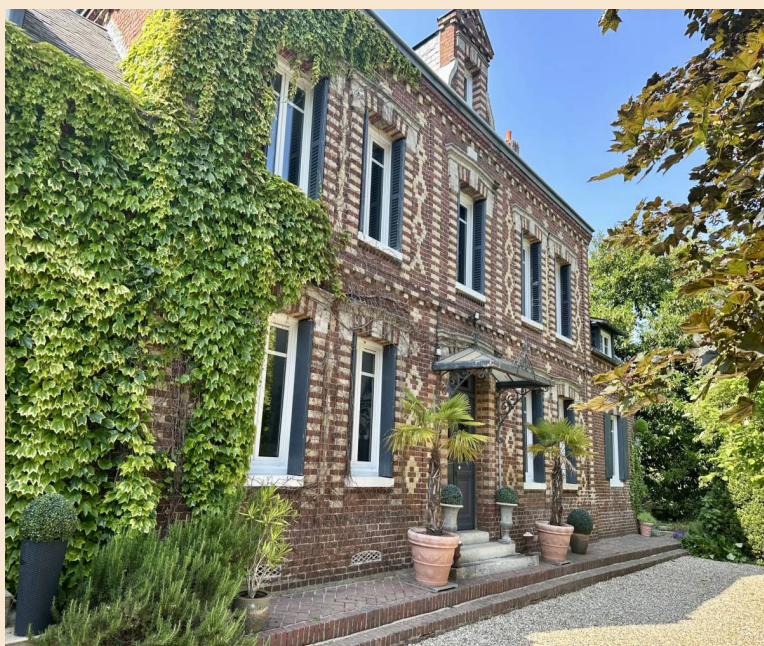


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Late 19th century century, Seine-Maritime

Duclair , **Seine-Maritime** , **Normandy**



€540,000

inc. of agency fees

5 Beds 1 Baths 180 sqm 0.27 ha

This beautiful brick bourgeois house, located in a small town on the banks of the Seine, was built in 1892.

At a Glance

Reference	MFH-NORS05876	Near to	Duclair	Price	€540,000
Bed	5	Bath	1	Hab.Space	180 sqm
Land	0.27 ha	Pool	No	Land Tax	N/A

Property Description

Late 19th century bourgeois house with swimming pool, in the heart of a wooded garden, Duclair, Seine-Maritime (76), for sale. This beautiful brick bourgeois house, located in a small town on the banks of the Seine, was built in 1892. It is entirely representative of the Normandy heritage of the Caux region. While retaining its architectural qualities and charm, the owners have brought a contemporary, elegant and modern touch to the house. This residence offers a living area of approximately 180 m2. From the entrance, there is access on one side to a living room/lounge with fireplace and a bedroom/library and, on the other side, to a

dining room communicating with a kitchen, a utility room, a shower room with toilet and a storeroom. On the 1st floor, a landing leads to a master suite comprising a bedroom and a shower room with Italian shower and toilet and 2 other adjoining bedrooms, one of which is used as a dressing room. On the second floor, there are 2 other bedrooms and a bathroom with toilet. At the back of the house, facing the garden, a terrace and a covered and heated swimming pool have been installed. The house is located in the center of a 2730 m² wooded garden with a small dining area to fully enjoy the peaceful setting. No work is required in the house. This property, connected to fiber, will ideally suit a family looking for a main residence, a few steps from shops and all services, the ferry allowing you to go from one bank of the Seine to the other, 30 minutes from Rouen, 1 hour 50 from Paris. Quality service. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Demeures Normandes, your real estate network in Normandy. Alain Geslin , sales agent - Tel: 06.19.18. 20.14 - RSAC No 902 306 000 of Rouen. More information on www.demeuresnormandes.fr

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€540,000

Key Information

Year Built:	1890
Internal Area:	180 sqm
Land Area:	0.27 ha

Location: Normandy



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