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## Mansion and its outbuildings set in a 1950 m2 garden, Seine-Maritime

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



# €770,000

**inc. of agency fees**

**5 Beds   1 Baths   400 sqm   0.19 ha**

With a view of the Seine , the house opens onto an entrance serving, on either side, a living room and a dining room, each with...

### At a Glance

**Reference** MFH-NORS05963

**Bed** 5

**Land** 0.19 ha

**Near to** Duclair

**Bath** 1

**Pool** No

**Price** €770,000

**Hab.Space** 400 sqm

**Land Tax** N/A

### Property Description

Mansion of approximately 300 m<sup>2</sup> of living space with 150 m<sup>2</sup> of outbuildings on a landscaped garden of 1945 m<sup>2</sup>, Duclair, Seine-Maritime (76), for sale.

Dating from 1862 , this bourgeois house combines the charm of old-world residences with modernity thanks to careful restoration and elegant decor. With a view of the Seine , the house opens onto an entrance serving, on either side, a living room and a dining room, each with their wood-burning stove .

The ground floor also includes a kitchen, a shower room, WC, a laundry room, as well as a space of approximately 40 m<sup>2</sup>, currently converted into an apartment but which can easily be transformed into a master suite to enjoy a bedroom on one level with shower room, WC and dressing room.

On the first floor, accessible by a beautiful staircase, there are two bedrooms of 25 m<sup>2</sup>, each with a shower room and WC.

A space of 25 m<sup>2</sup>, which can be transformed into a bedroom, office or games room, completes this level. On the second floor, two bedrooms and a shower room and WC.

The property also has two outbuildings of 45m<sup>2</sup> and 105m<sup>2</sup> , fitted out.

A pergola has been installed in a pleasant wooded garden of 1945m<sup>2</sup>, as well as 2 carports and a shed.

In the immediate vicinity of shops and services, this property will be ideal for a large family.

Thanks to its outbuildings converted into housing, it also allows for a tourist activity, in a village crossed by the Seine, close to hiking trails, the fruit and abbey route (Jumièges and Saint-Wandrille), the contemporary art center of Saint-Pierre-de-Varengeville and the Boucles de la Seine Normande regional park. Rouen 30 minutes away, the sea (Saint-Valéry-en-Caux) 50 minutes away, Paris 1 hour 50 minutes away.

### Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	1
Price	€770,000

### Key Information

Year Built:	1860
Internal Area:	400 sqm
Land Area:	0.19 ha

### Location: Normandy



## Gallery













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**S. and L. BROWN**



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