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

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



€799,000

inc. of agency fees

5 Beds 1 Baths 300 sqm 0.19 ha

Dating from 1862 , this bourgeois house combines the charm of old-world residences with modernity thanks to careful restoration and elegant decor.

At a Glance

Reference	MFH-NORS05963	Near to	Duclair	Price	€799,000
Bed	5	Bath	1	Hab.Space	300 sqm
Land	0.19 ha	Pool	No	Land Tax	N/A

Property Description

Mansion of approximately 300 m2 of living space with 150 m2 of outbuildings on a landscaped garden of 1945 m2, 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 m², 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 m², each with a shower room and WC. A space of 25 m², 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 45m² and 105m² , fitted out. A pergola has been installed in a pleasant wooded garden of 1945m², 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. 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	€799,000

Key Information

Year Built:	1860
Internal Area:	300 sqm
Land Area:	0.19 ha

Location: Normandy



Gallery









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