



Beautiful family home in a park of 3 hectares,

27250, Bois-Arnault, Eure, Normandy

€630,000

Ref: EMPCS362-07

* Available * 4 Beds * 1 Bath

UPPER NORMANDY, near L'AIGLE. At the end of a wooded path, like in a wood, just 1h45 from Paris by car, discover this corner of green paradise that ex ...

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French Entrée

Property Description

UPPER NORMANDY, near L'AIGLE. At the end of a wooded path, like in a wood, just 1h45 from Paris by car, discover this corner of green paradise that extends over more than 3 hectares and reveals a charming house of character of 300 m² of living space, as well as an outbuilding of about 100m². A magical, inspiring, quiet place, close to nature, with a wooded park and in which you can give free rein to your imagination. The overall volume of about 400 m² of living space allows you to welcome family, friends, and / or to carry out, exercise all types of activities according to your desires. The land, buildable and piscinable offers the possibility of creating new spaces in addition to the existing one. Ideal in primary and secondary residence and also in a perspective of teleworking not far from the capital. The house, with shimmering and irresistible colors is composed of 7 rooms. The ground floor offers an entrance, a kitchen open to the dining room, a large bright living room with a large bay window, a bedroom, a bathroom, a guest toilet and a laundry room. The atmosphere is particularly warm, cozy and authentic with a touch of country spirit conferred by beams and exposed stones. The 1st floor serves 4 bedrooms including a large suite with its bathroom, a shower room and a storage room. The basement of about 30m² hosts a wine cellar and a large storage space to optimize. Finally, you will literally fall under the spell of the outbuilding which offers magnificent volumes, especially with this vast room of more than 90m² like cathedral roof and its generous fireplace, its mezzanine of nearly 30m², plus 50m² of attic to develop and a separate kitchen, as well as a very large garage. The large terrace in front of it invites you to relax in the sun. Shops of first necessity in the village then all shops in the Eagle and transport (train serving the Montparnasse station in 1h15), about 1h45 from Paris by car, 45 minutes from Deauville and Rouen. Ideal area for horseback riding, hiking and all outdoor activities. To visit without delay...

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