

535 000 €

Contact agency

F2C IMMO

600 route de froiderue

76450 Ourville en caux

06 50 65 84 72 / franck.caron@f2c-immo.fr

For sale house

12 rooms

Surface : 260 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Surface of the land : 446 m<sup>2</sup>

Year of construction : 1880

Exposition : Ouest

Hot water : Individuel

Features :

Transport : Bus / taxi, Proximité : Plage,

Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : BALLON

ELECTRIQUE

9 bedroom

5 bathrooms

6 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

19/10/2024 - Prix T.T.C



## House 164 Fécamp

F2C immo offers you this very pretty renovated bourgeois house close to the beach of Fécamp. This property of 217 m<sup>2</sup> (main house) offers you beautiful interior volumes and a warm atmosphere with selected materials. This character property has a private garden of 170 m<sup>2</sup> facing West, two terraces, a garage and an independent gîte of 43 m<sup>2</sup> of type T2, i.e. a total living area of 260 m<sup>2</sup>. On the ground floor, the entrance of 9m<sup>2</sup> distributes in the East corner a dining room with wood stove of 21 m<sup>2</sup> opening onto a fitted and equipped kitchen of 14 m<sup>2</sup>. On the West side a living room of 28 m<sup>2</sup> also has a wood stove. There is a WC on the ground floor and a storage cupboard. On the first floor there are 4 spacious bedrooms including a master suite with a bathroom including bath and shower but also a separate WC. On the 2nd floor, there are four bedrooms, 3 of which have a sea view. This house generates rental income with the independent gîte and the 3 guest rooms. All public services, shops and schools are close to this rare property for sale. There is no work to be done. On a technical level: the heating is town gas, the windows are double glazed and the energy performance is the result of efficient insulation. The sanitation is connected to the city network. The property tax is 3103 €. This property is presented to you by F2C immo at the price of 535,000 € agency fees included. The fees are the responsibility of the seller. Photo file on request.

For any visit or requests for information, please contact Franck Caron on 06 50 65

