

Thatched Cottage & Charretterie House

€630,000



DETAIL



Location
Normandy



5
Bedrooms



1
Bathroom



Habitable
Area 354 m²



Land
6155 m²

Key Features:

- Premium Thatched Roof
- Entrance Hall
- Lounge/Dining Room
- 13th Century Mantelpiece and Fireplace
- Solid Oak Doors and Window Frames
- Old Oak Beams Throughout Property
- Fully Equipped Kitchen
- Double Glazed Conservatory
- Ground Floor Master Bedroom/En-suite
- Four Double Bedrooms
- Shower Room
- Large Cellar Basement
- Central Heating
- Hi-speed Internet Connection
- Fully Equipped with Hi-Tec Alarm System
- Second Property, Charretterie House (170 m²)

The French Domain

Property Description:

A fabulous thatched roof cottage with a substantial separate Charretterie House (a Charretterie House is typically a second house located in the grounds, traditional to the Normandy region). Both form incredible adaptable homes with endless conversion opportunities and are set within maintained gardens and a very large area of land (6155 m²). Situated close to the city of Rouen and all major travel routes it is located in a small and very peaceful hamlet in the Upper Normandy region. Ideal for business investors, commuters from Paris or buyers from the UK. An added benefit of these properties is that there is already approved planning permission in place to build on or to sell part of the land, thus giving the buyer scope for further investment/development opportunities.

The thatched Cottage: The cottage is fairly new (built c.1968) and has an impressive size of 184 m². The most striking feature is its marvellous thatched roof, which is extremely sought after and typical of Normandy region. Manufactured to the highest standards by the Dutch, who specialise in making the very best thatched roofs available on the market. The current owners have cared for and loved this thatched roof, maintaining it yearly, which has resulted in a property which not only looks beautiful but is perfectly insulated.

Although the main house is quite new it still retains a much older feel, furnished tastefully with a fireplace and mantelpiece both removed from a 13th century chateau. It also has a splendid solid oak staircase that was crafted and copied with the same techniques as would have been used by mediaeval master craftsmen. Furthermore, every room is adorned with solid oak beams giving this property character in abundance. To the rear of the kitchen is a large conservatory and outside terrace which leads onto a pretty landscaped garden. Perfect for entertaining, or just to relax and unwind in.

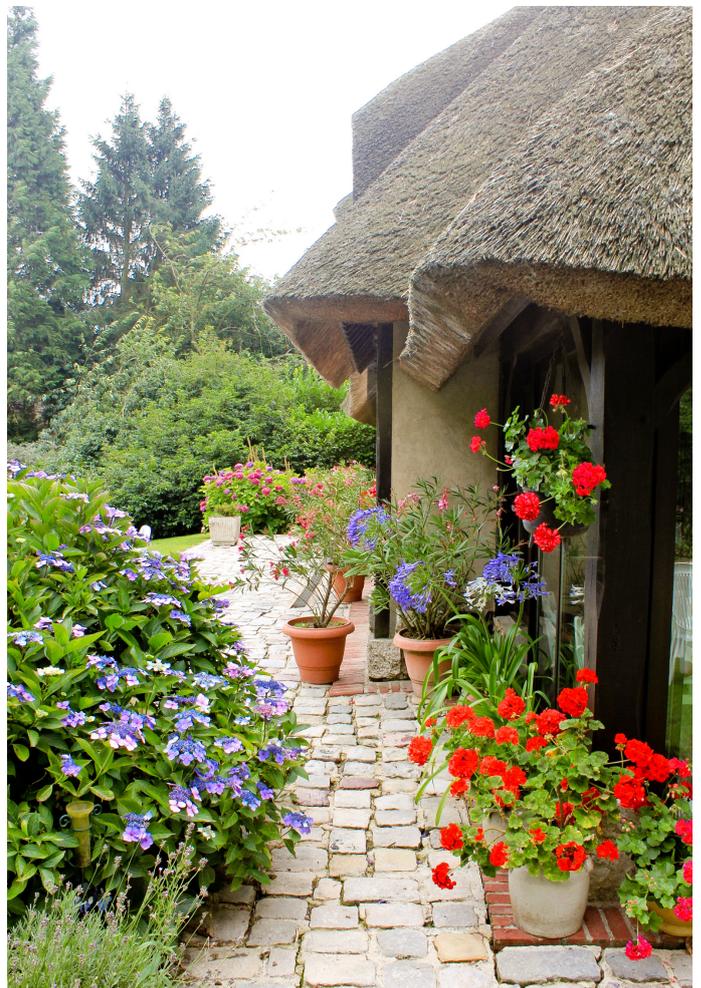
Ground Floor: As you enter the house via the entrance hall, the fully equipped kitchen is to your right and flows through to the conservatory, which has lovely views of the garden. The lounge and dining areas are to your left, followed by the master bedroom and en-suite with bath. The beautiful traditional solid oak staircase will lead you from the lounge to the first floor.

First Floor: From the landing you have one double bedroom to the left and the three additional double

bedrooms (all of equal and good size), shower room and separate toilet to the right.

Garden & Grounds: The property features 6155 m² of a beautiful landscaped garden and grounds. An added benefit is that there is already approved planning permission in place to build on or to sell part of the land, thus giving the buyer scope for further investment/development opportunities.

Charretterie House (170 m²): The separate Charretterie House is of ample size and is very old (current owners unsure of which century). This lovely traditional building still retains all of its interesting and characteristic features. This 'second house' is typical of Normandy's past and historically was used as a cart shed and stables for the horses. This charming period property is currently being used as a spacious double garage. The exciting conversion opportunities here are endless as this building could easily accommodate three large bedrooms, a kitchen and living space. With a good eye, the Charretterie House could be converted in many unique ways and could be transformed into a beautiful second house, a guesthouse, a B&B and many more.



The French Domain

The Area - What To Do: There is plenty to do in and around Normandy to suit all tastes and interests. Renowned for its vast countryside, stretches of rural coastline, abundance of culture, history and architecture make this such a captivating region that will not disappoint you.

Culture and History in the area:

- The historical City of Rouen and its beautiful gothic Cathedral with countless streets filled with stunning Medieval Half-Timbered Houses. Many cultural Museums to visit such as: Musee des Beaux-Arts, Musee de la Ceramique, Musee de la Ferronnerie, Musee des Antiquites and more. Also, known for its Theatre houses, Cinemas concerts, cruises on the River Seine and more.
- Only an hour drive from the famous town of Giverny which was the home of Monet, and not to miss the museum of the American Impressionists.
- Many medieval chateaux in the area like Chateau des Arts Normands (16th century) in Martainville.
- Famous Medieval town of Lyons-la-Forêt only 15km away.
- The Landing beaches of Normandy 1h15 mins away

Sports and Leisure:

- Numerous Golf Courses (Mont-Saint-Aignan, Jumièges, Saint-Saens)
- In a close proximity, there are many sports on hand to enjoy such as: Cycling Clubs, Tennis, Archery, Horse Riding and walking trails along the River Seine.

Travel and Access Routes:

- 18 km (20 mins drive) to Rouen Train Station
- 1h15 to Paris (120km)
- 1h15 to CDG Airport (Paris)
- 50 mins Beauvais Airport
- Rouen-Boos Airport
- 1h 30 to Deauville
- 1h to Le Havre (Ferries to UK)
- 1h15 to Caen (Ferries to UK)
- 1h to Dieppe (Ferries to UK)
- 1h to Calais (Ferries to UK)

Medieval Village of Lyons-la-Forêt



Chateau des Arts Normands, Martainville



To arrange a viewing or to request any additional information on this, or any other property, please contact Anne Bastid.

Email: anne.bastid@thefrenchdomain.com Tel: +44 (0)1825 713054

Mobile UK: +44 (0)7942 393962 Mobile FR: +33 (0)6 81 29 97 13

7 Temple Grove, Heron's Ghyll, Uckfield, East Sussex, TN22 4BY, United Kingdom

Vist us on the web: www.thefrenchdomain.com