

Charming bourgeois house close to all amenities



INFORMATION

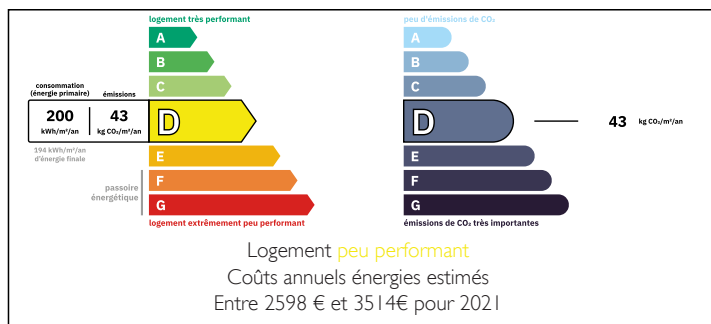
Town:	Elbeuf
Department:	Seine-Maritime
Bed:	6
Bath:	2
Floor:	206 m2
Plot Size:	331 m2

IN BRIEF

Close to shops and services, this character house can be ideal as a family home or second home. You can enjoy an enclosed south-facing plot at the back, as well as a veranda with direct access from the kitchen, overlooking the garden, ideal for your moments of conviviality. Very bright with its numerous openings and spacious with its open rooms and a beautiful ceiling height,



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This charming property is located 30 minutes from Rouen, 1h20 from Paris, 1h00 from Deauville and its beaches, Dieppe, and Le Havre, 2h30 from Calais, and consists of:

On the ground floor

Dining room □ 27.8 m²

Equipped kitchen □ 12.5 m²

Living room □ 30 m²

Veranda □ 21 m²

Entrance □ 10.5 m²

Outbuilding □ 15.5 m²

Stage 1

Bedroom 1 □ 20.5 m² with shower room □ 8.4 m²

Bedroom 2 □ 17.3 m²

Bedroom 3 □ 11.4 m²

Landing room □ 11.4 m²

Floor 2

Bedroom 4 □ 12 m²

Bedroom 5 □ 16.1 m²

Bedroom 6 □ 13 m²

Bathroom □ 4.5 m²

Landing room □ 2.2 m²

Laundry room □ 3.4 m²

Attic □ 40 m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2519 EUR

Taxe habitation: EUR

NOTES