LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47734FR76 Price: 189 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (180 000 EUR without fees)

Charming, bright house, close to UIT, in a particularly peaceful setting.







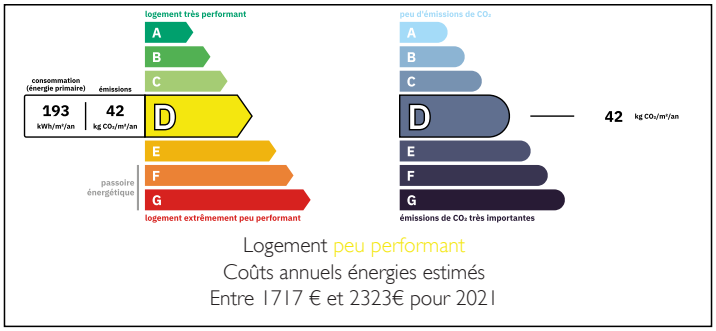








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1717 € et 2323€ pour 2021

INFORMATION

Town:	Elbeuf
Department:	Seine-Maritime
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	223 m2

IN BRIEF

Discover this pleasant house offering bright and functional spaces, close to local amenities. The house opens onto a beautiful, bright living area combining a living room and dining room, with a separate kitchen providing access to an uncovered terrace. A pellet stove completes this welcoming space. The ground floor has a WC. The first floor comprises two beautiful bedrooms, an office, a bathroom equipped with a corner bathtub, and a WC. The second floor consists of a shower room with a WC and two bedrooms.

Outside, you will enjoy a beautifully landscaped garden and a terrace, ideal for fully appreciating the unobstructed view. A garage, an outbuilding, and a basement that can be used as a cellar complete the property and provide additional storage space. In terms of comfort, the house benefits from mains gas heating on the ground...

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.

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LOCAL TAXES

Taxe foncière:	**1410 EUR**

NOTES

DESCRIPTION

The house, with a living area of 135 m², has two entrances: one through the 30 m² living/dining room and the other through the kitchen. A WC is located before the staircase leading to the upper floor.

The first floor comprises a hallway leading to two bedrooms, an office, a bathroom with a corner bathtub, and a separate WC with a hand basin. The second floor consists of three bedrooms and a shower room with a WC.

The 223 m² plot includes a garden, a 27 m² outbuilding with several doors used for storage and featuring an entrance leading to a cellar, and a 19 m² garage.

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