

349 000 €

**Contact agency**

**La Maison de l'Immobilier**

864 rue du village

27340 Criquebeuf sur seine

02 35 78 81 98 /

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**For sale house**

**8 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Surface of the land : 1124 m<sup>2</sup>**

**Year of construction : 1870**

**Exposition : Sud**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

fireplace, CALM

6 bedroom

1 bathroom

4 showers

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel



**House 1709 Oissel**

Beautiful Bourgeoise house located in a QUIET area near the town center of OISSEL on a plot of land of 1124m<sup>2</sup>. This FamilyHome is broken down into the ground floor with the entrance hall, a fitted/equipped kitchen, living room with parquet flooring and wood paneling on the walls, &quot;vintage&quot; style lounge. On the 1st Floor: landing, 3 bedrooms, bathroom + shower, toilet, 2 shower rooms. 2nd Floor: landing, 3 bedrooms, office and 2 bathrooms. Beautiful vaulted cellar with an area of approximately 78 m<sup>2</sup>. IDEAL location 5 minutes from the A13 and the Tourville la rivière shopping center, 15 minutes from Rouen South. Quick access to OISSEL station for access to Paris. The +++ - Building (25 m<sup>2</sup> + attic of 23m<sup>2</sup>) used as a garage which could be used for a professional activity or for an &quot;Airbnb&quot; type rental. - South facing exposure of the main facade and its beautifully wooded garden. - Housing with 6 bedrooms. - "FAVORITE" property "Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>".

Fees and charges :

349 000 € fees included

