

**198 500 €****For sale house****4 rooms****Surface : 89 m<sup>2</sup>****Surface of the living : 23 m<sup>2</sup>****Surface of the land : 800 m<sup>2</sup>****Year of construction : 1975****Exposition : Sud****View : Jardin****Hot water : Electrique****Inner condition : good****Features :**

Bedroom on ground floor, double glazing, calm

2 bedroom

1 shower

1 WC

1 garage

**Legal information**

198 500 € fees included

4,47% VAT of fees paid by the buyer (190 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

**House 1710 Criquebeuf-sur-Seine**

Near Pont de l'Arche, in the town of Criquebeuf sur Seine, Property of approximately 851m<sup>2</sup> including House with kitchen, living room/lounge with open fireplace, 2 bedrooms with cupboards, bathroom, toilet, i.e. a set of 89m<sup>2</sup>. Veranda of 23m<sup>2</sup>. Attached garage of 70m<sup>2</sup> with direct access from the kitchen. 2 small buildings of 6 and 10m<sup>2</sup>. The +++ - POTENTIAL to create an additional 3rd bedroom (project plan available in the Agency). - Recent roof covering and insulation (2022). - Recent painting (2022) on all rooms in the house. - 8m<sup>2</sup> bathroom with large Italian shower. - South facing exposure of the main facade. "Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>".

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
 Document non contractuel - 20/05/2024



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