

**295 000 €**

**For sale house**

**5 rooms**

**Surface : 122 m²**

**Surface of the living : 41 m²**

**Surface of the land : 1050 m²**

**Exposition : Sud**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, Automatic gate

3 bedroom

1 terrace

1 bathroom

2 WC



### House 1839 Tourville-la-Rivière

Traditional construction on a fenced and wooded plot of 1050m² including a veranda, fitted and equipped kitchen open to the living/dining room, WC, and pantry on the ground floor. First floor: 3 bedrooms, bathroom with WC. Approximately 133m² of usable space in total. Lightframe shelter of 24m². The highlights - South-facing main facade and terrace. - Living area of 57m² (kitchen / living / dining room) - Full basement of 62m² including a 33m² garage area, cellar, and storage room. - Quick access to the A13, and a 10-minute walk from Saint Aubin les Elbeuf train station. - Walking distance to schools. "The information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>."

#### Legal information

295 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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La Maison de l'Immobilier - 864 rue du village, 27340 Criquebeuf sur seine

Tél: 02 35 78 81 98 - [maisondelimmobilier276@gmail.com](mailto:maisondelimmobilier276@gmail.com) - [www.maisondelimmo.fr](http://www.maisondelimmo.fr)

Carte professionnelle CPI2701 2016 000 005 014 - RCS Evreux 450 374 616

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