

**549 000 €**

**For sale house**

**8 rooms**

**Surface : 265 m²**

**Surface of the land : 914 m²**

**Exposition : Sud**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

fireplace, double glazing, Buanderie,

Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 garage

1 cellar

**Legal information**

549 000 €

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://georisques.gouv.fr).



**House 1826 Criquebeuf-sur-Seine**

Just 5 minutes from Pont de l'Arche, in the commune of Criquebeuf-sur-Seine. Renovated old farmhouse built with quality materials on a 914 m² plot, featuring approximately 265 m² of living space (about 290 m² of usable area), including... On the ground floor: Entrance, office, laundry room, fitted and equipped kitchen with dining area, living room, lounge with fireplace, toilet. First floor: 3 bedrooms including a master suite (with sauna and bathroom + shower), shower room, toilet. Second staircase providing access to another first floor: 1 bedroom with private shower room, toilet, games room with fitted bar and lounge. Vaulted cellar of 30 m². Outbuilding used as a workshop (35 m²), garages, storage room, totaling approximately 120 m² of ground floor space. The highlights - Beautiful overall finish and tasteful decoration. - Quiet location right in the center of the village with quick access to the A13.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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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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