

**593 000 €**

**For sale mansion**

**8 rooms**

**Surface : 270 m²**

**Surface of the living : 33 m²**

**Surface of the land : 1969 m²**

**Year of construction : 2008**

**Exposition : Nord est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : slate**

**Features :**

double glazing, Automatic gate, calm

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

1 cellar

**Legal information**

593 000 € fees included

3,13% VAT of fees paid by the buyer  
(575 000 € 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).



**Mansion 1693 Elbeuf**

20 minutes from ROUEN (76000), 40 minutes from Evreux. QUIET location on the heights of the town of Elbeuf for this Beautiful PROPERTY presenting a "successful" mix of a charming old house with a Contemporary extension; broken down into a large entrance, toilet, games room, fitted/equipped kitchen open to living room/lounge, pantry, laundry on the ground floor. 1st Floor: dressing room wc, bathroom + shower (with terrace access), 2 bedrooms. 2nd Floor: bathroom with toilet, 3 bedrooms. Underground cellar of 20m2. Workshop of 46m2 + shelter (with barbecue) of 31m2. The ++++ - Garage of approx. 160m2. for 8 cars (with 4 garage doors, 3 of which are very wide). - Beautiful services/equipment for all. - Living room (kitchen/living room/lounge of 96m2) with a pocket bay with an opening of 6 meters giving access to a squared terrace. - Open view. "Information on the risks to which this property is exposed is available on the Géorisks website...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Document non contractuel - 08/07/2025



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Code NAF 703 A - SIRET 450 374 616 00016 - Garantie financière : CECEC