

265 000 €

For sale village house

6 rooms

Surface : 133 m<sup>2</sup>Surface of the living : 35 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : slate

Features :

Jacuzzi spa, double glazing

3 bedroom

2 showers

2 WC



## Village house 1750 Rouen

Completely renovated village house including on the ground floor: AMEQ kitchen open to living room/lounge, bathroom and a "Relaxation" area. 1st Floor: wc, landing to office space, 2 bedrooms. 2nd Floor: 1 bedroom with shower room. The whole approximately 153 m<sup>2</sup> useful. - There is no garden for this accommodation, a parking space is located right next door. The +++ - Relaxation / Cocooning area of 33m<sup>2</sup> including a 5-person Spa, sauna, shower, toilet, changing room. This "Well-being" Space has an entrance independent of that of the house, which possibly allows this part to be rented and thus create an income. - Tastefully decorated. - Living room 48m<sup>2</sup> (kitchen/living room/lounge). - Bright interior with a south-facing exposure. - Equipment constituting the home. "Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>".

## Legal information

265 000 € fees included

3,02% VAT of fees paid by the buyer

(257 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://www.georisks.gouv.fr)

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