

[Click to view MFH-NORS05556](#)

Superb duplex of 124 m2, Seine-Maritime

Rouen , Seine-Maritime , Normandy



€349,000

inc. of agency fees

3 Beds 1 Baths 124 sqm

Located in a historic district of Rouen characterized by its half-timbered houses, this bright apartment, with exposed beams, is spread over 2 buildings from the 17th and 18th centuries which have been...

At a Glance

Reference MFH-NORS05556

Bed 3

Near to Rouen

Bath 1

Pool No

Price €349,000

Hab.Space 124 sqm

Land Tax N/A

Property Description

Superb duplex of 124 m2 (Carrez) with garage and cellar, located in a historic district of Rouen, Seine-Maritime (76), for sale. Located in a historic district of Rouen characterized by its half-timbered houses, this bright apartment, with exposed beams, is spread over 2 buildings from the 17th and 18th centuries which have been t© reunited and restored in the early 80s. You can access the duplex from a very beautiful staircase where cider was once boiled. Located on the 3rd and 4th floor (no lift), the duplex apartment offers a living area of 124 m2 (Carrez law). The first level includes: an entrance hall, two bedrooms, a bathroom, a toilet, a

living room (21 m²), a dining room with an open and equipped kitchen (37m²). Duplex: a 25 m² bedroom with bathroom and toilet and a mezzanine offering a breathtaking view of the cathedral and the roofs of the city of Rouen. The apartment also benefits from a cellar on the ground floor and an individual garage with high storage space. A collective courtyard is accessible. All shops and services in the immediate vicinity, including the bus. On foot, you reach the CHU in 2 minutes, 10 minutes from Place St Marc and 15 minutes from the SNCF station. This property is subject to the statutes and co-ownership charges (20 lots including 14 for residential use): 1504 euros per year. No proceedings in progress.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€349,000

Key Information

Year Built:	1800
Internal Area:	124 sqm

Location: Normandy



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates