

📍 Louviers 27400 • 1 rue Tatin - City Center • 439 000 €



📏 226m² 🏠 10 PC 🛏️ 6 🚿 2 🚽 3 🏡 4 floors

Exploring this historic masterpiece with iconic views of the cathedral is like taking a tour of life over the centuries. With all its nooks and crannies, stairways and surprises, you can easily be transported in time feeling the lives who passed through its doors.

The professional kitchen is the heart of the home where Chef and author, Susan Herrmann Loomis, wrote her first book, taught, many a cooking class, had various cooking demonstrations, and hosted guests who warmed up by the fireplace.

The foundation is approximately from the 11th/ 12th century, the rest was built between the 15th and 17th century, and the home was once a convent in partnership with the church across the street.

Conveniently situated in the middle of town this home would be perfect for hosting retreats or guests (bed & breakfast style).

Host extravagant dinner parties, relax in the garden, or stroll to the outdoor market or by the many canals in Louviers.

The possibilities are endless.



Zerina SERULLE EI

06.16.35.39.34

Zerina@AdrianLeeds.com

RSAC 917527152

* Les honoraires sont à la charge des vendeurs.

Adrian Leeds Group SARL au capital de 5 000 Euros

R.C.S. Paris 894 482 819 | Numéro de TVA intracommunautaire: FR 20894482819

Carte Professionnelle : CPI 9501 2021 000 000 039, Délivré par : CCI Ile de France le 01/06/2021

LOCALIZATION

Country:	France
City:	Louviers—Normandy
Sector:	City Center
Exposition:	Multiple (East . Church of Notre-Dame de Louviers)
Total floors	4

FINANCIAL

Price:	439 000 €
Tax Foncier:	2,800 € /yr

INTERIOR

Nº Pieces:	10
Nº Bedrooms:	6
Nº toilets:	3
Cuisine:	Equipped
Heating:	Individual Gas

AMENITIES

Elevator:	NO
Cave:	YES
Parking:	NO (Street)



PIECES

RDC : Foyer, waiting room, Dining room w/ fireplace, kitchen w/ fireplace, great room to be finished, laundry room, and W/C.

1st floor: 3 bedrooms (1 as an office), 1 bathroom with toilet and double sinks, shower/tub combo.

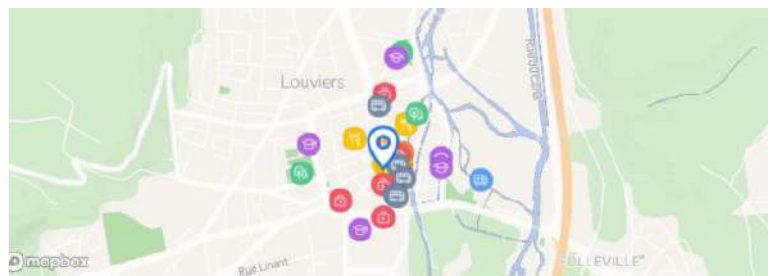
2nd floor: Primary bedroom, bathroom with toilet and shower, 2 closets and fireplace (décor).

3rd floor: (right side) Bedroom with sitting area and 1 small bedroom which could be turned into a bathroom.

3rd floor: (left side) Bedroom and storage room that could be turned into a bathroom.

4th floor: Attic room with lots of light and windows.

TERRAIN: 550 m² - Front Garden and Side Patio



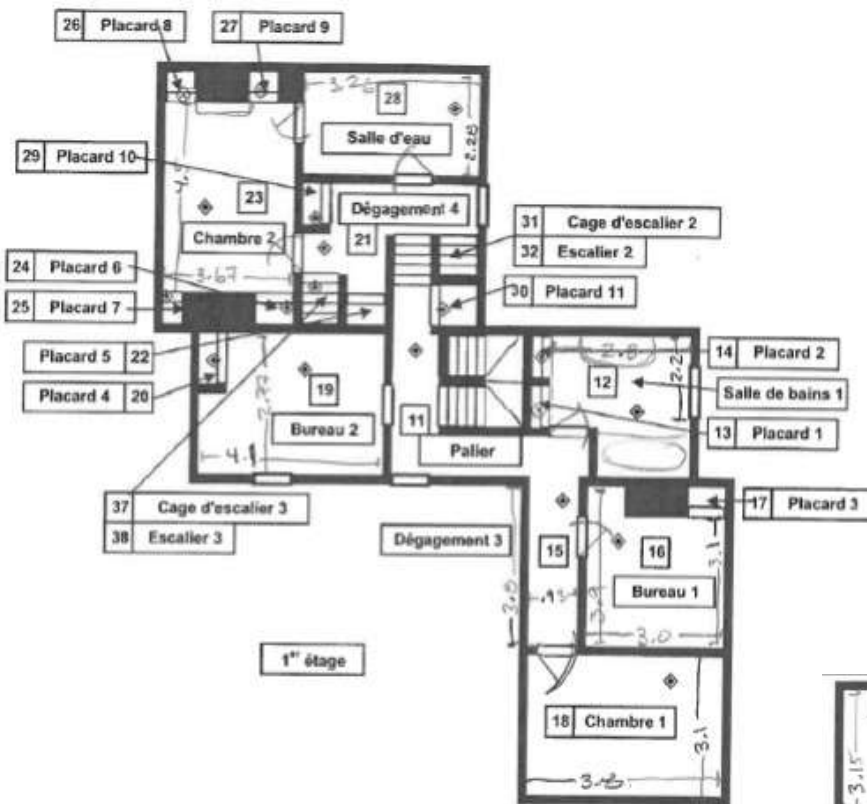
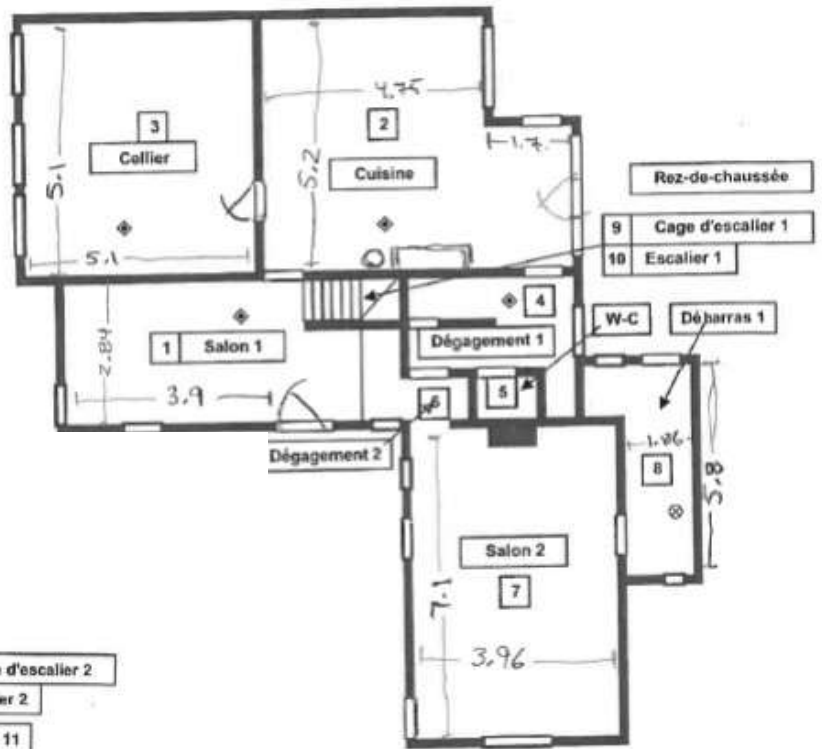
Icon	Category	Name	Distance
	Epicerie	Charcuterie du Parvis	1min
		Boucherie de l'Hotel de Ville	1min
		Maison Clét	1min
		Carrefour Express	2min
		Aux délices de Louviers	2min
	Pharmacies	Pharmacie du Parvis	2min
		Pharmacie de La Halle	4min
		Pharmacie du Musée	4min
		Pharmacie du Champ de Ville	6min
		Pharmacie Clémenceau	6min
	Nature	Jardins de Bigards	5min
		Parc de la Villa Calderón	7min
		Jardin public Aristide Briand	8min
	Transport	Foch	2min
		Foch	3min
		Musée	4min
		Rendez-Vous Bus	4min
		Rendez-Vous Bus	4min
	Ecoles	École primaire Jean Moulin	5min
		École Jean Prévost	5min
		Collège Ferdinand Buisson	7min
		Maison de la Petite Enfance	7min
		École primaire privée Notre-Dame Saint-Louis	7min
	Hôpitaux	Centre hospitalier intercommunal Elbeuf Louvi...	11min
	Restaurants et Bars	Au comptoir du Jap	1min
		Brasserie du Parvis	1min
		Thai street	2min
		Au Poulet Braisé	3min
		Le Taj Mahal	3min





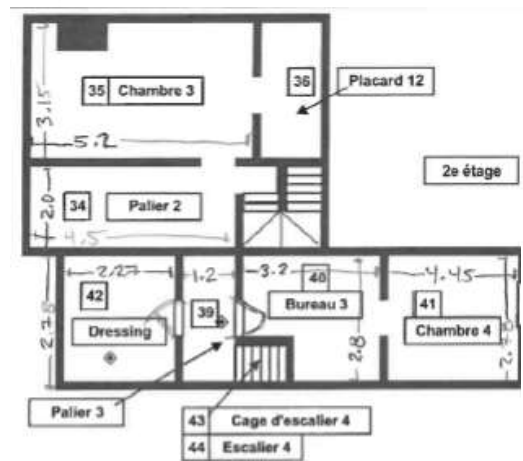
RDC/ entry level / ground floor:

Foyer, waiting room, Dining room w/ fireplace, kitchen w/ fireplace, great room to be finished, laundry room, and W/C. Access to the garden, patio, shed, and cave.



1st floor: 3 bedrooms (1 currently used as an office), 1 bathroom with toilet and double sinks, and tub/shower combo.

2nd floor: Primary bedroom, bathroom with toilet and shower, 2 closets and fireplace (décor).

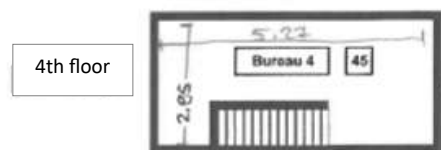


BDRM 4
Center
Ceiling
3.64 M

3rd floor: (right side) Bedroom with sitting area and 1 small bedroom which could be turned into a bathroom.

3rd floor: (left side) Bedroom and storage room that could be turned into a bathroom.

4th floor: Attic room with vaulted ceiling, lots of light, and custom windows.



Center
Ceiling
3.66 M
Height