



111 300 €

**Buying appartement**

**4 rooms**

**Surface : 62 m<sup>2</sup>**

**Surface of the living : 15 m<sup>2</sup>**

**Year of construction : 1954**

**Hot water : Individuelle gaz**

**Inner condition : Rénové**

**Amenities :**

Double vitrage, Résidence sécurisée

3 bedroom

1 shower

1 WC

1 cellar



## Appartement 577 Evreux

Located near the station in ÉVREUX, Immobilière de Beaumont offers you this renovated apartment for sale, with a living area of 62.26 m<sup>2</sup>, featuring an entrance opening onto a bright living room, a fitted and equipped kitchen, three bedrooms, a shower room, and separate WC. The apartment also comes with a cellar. This apartment, located on the 3rd floor of a building, is ideal for an investment (entire rental or flat-sharing), or as a main residence. Investor information: this apartment was rented out as a flat-share at €300 per bedroom. The apartment is sold furnished, but can also be sold unfurnished. Gas heating with a condensing boiler replaced in 2021. A notice of termination has been given to the tenant occupying one bedroom in flat-share for €300/month, allowing you to take occupancy as a primary or secondary residence by the end of August 2026.

### Legal information

111 300 € fees included

6,00% VAT of fees paid by the buyer (105 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 977 € (81 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 840 and 1180 € (reference year 2023)  
Document non contractuel - 25/05/2026



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Garantie financière : GALIAN : 120 000€ - Document non contractuel