



137 800 €

## Buying garage

### Amenities :

Eclairage, Facile d'accès, Prise électrique, Rangements



## Garage 574 Beaumont-le-Roger

Workshop of 170m<sup>2</sup>, Ideal for craftsmen, entrepreneurs, or storage activities, Located in Beaumont-le-Roger, this workshop of approximately 170m<sup>2</sup> is situated on a plot of over 800m<sup>2</sup>, offering easy access, including for utility vehicles and trucks. The workshop is built with concrete blocks covered with metal sheets on a polished concrete slab, and consists of: 4 bays opening onto a large workshop space of about 125m<sup>2</sup>, with three rooms inside the workshop used for storage, hardware, and inventory. The advantages: - Electrical system completely redone in 2025 (single + three-phase); - Natural light thanks to the roof; - Interior and exterior electric lighting; - Water supply available at the entrance of the plot and near the workshop (awaiting connection); - Easy access for cars and trucks; Option to purchase additionally (at extra cost) a set of professional woodworking machines, including: - Panel saw, - Pillar drill, - Delta Bois...

### Legal information

137 800 € fees included  
6,00% VAT of fees paid by the buyer  
(130 000 € 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).

Document non contractuel - 24/04/2026



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