



137 500 €

Buying house

4 rooms

Surface : 68 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 1045 m<sup>2</sup>

Year of construction : 1900

Couverture : Chaume

Amenities :

Bedroom on ground floor

2 bedroom

1 bathroom

2 garages



## House 602 Beaumont-le-Roger

We offer for sale this charming thatched cottage, just a few minutes from Beaumont Le Roger. It includes on the ground floor a living room with fireplace, a dining area open to the kitchen, a bathroom, and a bedroom. Upstairs, a landing leads to a bedroom. A lovely outbuilding used as a garage and workshop, with a convertible attic above. Another shelter completes the property. All situated on a fenced and landscaped plot of approximately 1045m<sup>2</sup>. You'll fall in love as soon as you step through the gate. Just minutes from **\*\*BEAUMONT LE ROGER\*\*** and its shops, schools, middle schools, doctors, and train station. Information on the risks to which this property is exposed is available on the Géorisques website

### Legal information

137 500 € fees included

5,77% 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).

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1310 and 1820 € (reference year 2021)  
Document non contractuel - 25/06/2026



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