



80 000 €

Buying maison de village

3 rooms

Surface : 67 m<sup>2</sup>

Surface of the living : 13 m<sup>2</sup>

Year of construction : 1900

Hot water : Individuel

Amenities :

Energie Eau : BALLON ELECTRIQUE,

Cheminee

2 bedroom

1 shower

1 WC



## Maison de village 496 Bernay

Beaumont Real Estate offers a brick town house to renovate, located less than 15 minutes from Bernay and its train station serving Paris. Located in the heart of a charming village, with a school and a grocery store/bar/tobacco shop; This old terraced house offers a great opportunity for renovation enthusiasts: House of approximately 67m<sup>2</sup>, with numerous development possibilities: main residence, pied-à-terre, rental investment On the ground floor, you will find an entrance leading to a fitted and equipped kitchen with its oil stove in its fireplace, a living room, a utility room leading to an exterior, a toilet and a shower room. The first floor offers two bedrooms, one of which is large with built-in wardrobes. You will also find a storage space with access to the convertible attic. The whole thing is built on a plot of approximately 80m<sup>2</sup> with its own separate gate. The + : Possibility of converting the attic to obtain an additional space of...

### Legal information

80 000 € fees included

6,67% VAT of fees paid by the buyer

(75 000 € 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) : F - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1570 and 2124 € (reference year 2021)  
Document non contractuel - 26/05/2026



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