



158 000 €

Buying maison

5 rooms

Surface : 96 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 3100 m<sup>2</sup>

Year of construction : 1966

Amenities :

Chambre de plain-pied

3 bedroom

2 showers

1 WC

1 garage



## Maison 564 Beaumont-le-Roger

We offer for sale this house just outside Beaumont le Roger, featuring on the ground floor an entrance hall, a fitted kitchen, a living room with a fireplace insert, a bedroom, a shower room, and a toilet. Upstairs, a landing leads to two spacious bedrooms and a small shower room. Full basement used as a garage, laundry room, and workshop. House built on a partially wooded plot of approximately 3100m<sup>2</sup>. This house is ideal due to its proximity to shops, schools, the train station, and many services in the town of Beaumont le Roger. Information about the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

158 000 € fees included

5,94% VAT of fees paid by the buyer (150 000 € 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) : F  
Estimated annual energy between 3190 and 4380 € (reference year 2021)  
Document non contractuel - 25/05/2026



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