



215 000 €

Buying house

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 1400 m<sup>2</sup>

Year of construction : 1980

Inner condition : good

3 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings



## House 587 Beaumont-le-Roger

Near Beaumont le Roger, we offer for sale this beautiful single-story house featuring an entrance leading to a living area of approximately 42 m<sup>2</sup> with an open kitchen, a laundry room, an office, and a hallway serving three bedrooms and a bathroom with a toilet. A lovely terrace overlooking the 1400 m<sup>2</sup> fenced and wooded garden, with an outbuilding used as a garage and workshop. A garden shelter. A bright house just minutes from BEAUMONT LE ROGER and its shops, schools, middle schools, doctors, and train station. Information about the risks to which this property is exposed is available on the Géorgiques website.

### Legal information

215 000 € fees included

4,88% VAT of fees paid by the buyer (205 000 € 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) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1960 and 2720 € (reference year 2021)  
Document non contractuel - 30/05/2026



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