



149 500 €

Buying house

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Surface of the land : 1090 m<sup>2</sup>

Inner condition : a refresh

Couverture : tiles

Amenities :

Bedroom on ground floor

3 bedroom

1 shower

1 WC

1 garage



## House 599 Beaumont-le-Roger

For sale, this semi-detached house on one side, located in the heart of Beaumont le Roger. It features on the ground floor an entrance, a living room, a bedroom, a kitchen, a boiler room-laundry, a shower room with toilet, and another room to be fitted out. Upstairs, a landing leading to two large bedrooms, a walk-in closet, and a bathroom. Attached garage and convertible attic above. Enclosed and wooded land of approximately 1090m<sup>2</sup>. This house is perfect due to its proximity to shops, schools, the SNCF train station, and numerous services in the municipality of Beaumont le Roger. Information about the risks to which this property is exposed is available on the Géorisques website.

### Legal information

149 500 € fees included

6,79% VAT of fees paid by the buyer (140 000 € 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) : G  
Estimated annual energy between 4190 and 5720 € (reference year 2021)  
Document non contractuel - 09/06/2026



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