



179 500 €

**Buying house**

**Surface : 87 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 4092 m<sup>2</sup>**

**Couverture : tiles**

**Amenities :**

fireplace

3 bedroom

1 bathroom

2 WC

1 garage



## House 603 Beaumont-le-Roger

Near Beaumont le Roger, we offer for sale this charming traditional house with a full basement, featuring on the ground floor an entrance opening onto a 33m<sup>2</sup> living area with a wood-burning fireplace, a fitted and equipped kitchen, and a toilet. Upstairs, a landing leads to three spacious bedrooms, a bathroom, and a toilet. A full basement used as a garage, workshop, and additional room. A lovely terrace overlooking the enclosed, landscaped garden of 4,092m<sup>2</sup>, which includes a wooded area. An outbuilding for gardening or other uses. A pleasant home thanks to its environment, just minutes from BEAUMONT LE ROGER with its shops, schools, middle schools, doctors, and train station. Information on the risks to which this property is exposed is available on the Géorgiques website.

**Legal information**

179 500 € fees included

5,59% VAT of fees paid by the buyer (170 000 € 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).

Document non contractuel - 27/06/2026



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