



399 000 €

**Buying property**

7 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 4460 m<sup>2</sup>

Year of construction : 1900

Hot water : Individuel

**Amenities :**

Garage surface: 80, double glazing, Water distribution: INDIVIDUAL, Water Energy: ELECTRIC BALLOON, fireplace

3 bedroom

1 terrace

1 shower

1 WC

2 garages

**Legal information**

399 000 € fees included

0,01% VAT of fees paid by the buyer (380 000 € 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).



## Property 465 Beaumont-le-Roger

Normandy property located 15 minutes from BERNAY and less than 10 minutes from BEAUMONT-LE-ROGER Come and discover this fully renovated home, offering the peace and quiet of the countryside. This property will seduce you with its beautiful spaces: On the ground floor: An entrance opening onto a large, bright living room of 47m<sup>2</sup> with its cathedral ceiling and beautiful fireplace, extended by a fitted and equipped kitchen with its pellet stove, an office space, a shower room, a separate WC and a bedroom, Upstairs: Discover a spacious landing room leading to two bedrooms, one of which has a balcony overlooking the living room, In harmony with the property, adjoining the house you will find a workshop divided into two spaces, On the land of more than 4400m<sup>2</sup> reigns a peaceful atmosphere where you can enjoy a beautiful terrace, a pond but also a double garage of approximately 80 m<sup>2</sup>, offering two parking spaces, an attic, a workshop space and a...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1550 and 2160 € (reference year 2021)  
Document non contractuel - 24/06/2026



Immobilière de Beaumont - 3 place Carnot - 27170 Beaumont-le-Roger

Tél: 02 32 45 19 69 - [immobilieredebeaumont@gmail.com](mailto:immobilieredebeaumont@gmail.com)

Carte professionnelle CPI2701202100000015 - RCS Bernay B 901 561 530

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