



231 000 €

Buying maison

5 rooms

Surface : 107 m<sup>2</sup>

Surface of the land : 1177 m<sup>2</sup>

Year of construction : 2014

Hot water : Individuel

Amenities :

Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : BALLON

ELECTRIQUE

4 bedroom

1 garage



## Maison 581 Beaumont-le-Roger

Discover this charming single-story house built in 2014, ideally located just minutes from BEAUMONT-LE-ROGER, in a peaceful and pleasant setting. It features a spacious entrance with storage that opens onto a bright living area including the dining and sitting rooms, a fitted and equipped kitchen, and a very practical laundry/pantry. A hallway leads to four bedrooms, two of which have built-in storage, a modern shower room, and a separate toilet. An attached garage completes this property, all situated on a 1177m<sup>2</sup> plot with a private access lane. Highlights:- All-sewage treatment system;- PVC double-glazed windows;- Manual shutters;- Space allocated for installing a stove in the living room. This modern, functional, and well-maintained home is perfect for a family looking for comfort and peaceful country living while remaining close to amenities. A must-see without delay!

### Legal information

231 000 € fees included

5,00% VAT of fees paid by the buyer

(220 000 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1362 and 1842 € (reference year 2021)  
Document non contractuel - 25/05/2026



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