



**199 500 €**

**Buying house**

**Surface : 116 m²**

**Surface of the living : 26 m²**

**Surface of the land : 4464 m²**

**Year of construction : 1974**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, Pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

4 bedroom

2 showers

2 WC

1 garage

1 cellar

**Legal information**

199 500 € fees included

5,26% VAT of fees paid by the buyer (190 000 € 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).



**House 608 Bernay**

Located in MESNIL EN OUCHE, about 10 minutes from BERNAY, Immobilière de Beaumont offers you this house for sale, approximately 117m², comprising: - On the ground floor: an entrance hall, a living/dining room with an insert fireplace, a fitted kitchen, one bedroom, an office, a bathroom with a walk-in shower, and separate WC. - Upstairs: three bedrooms and a bathroom with WC. The house includes a full basement used as a garage, laundry room, boiler room, and pantry. Several outbuildings complete this house set on a fenced plot of 4,464 m², featuring an above-ground pool measuring 3.7 m by 7.3 m with a depth of 1.2 m, a pond, and a wooded area. Key features: - Reversible heat pump in the living room and the ground-floor bedroom - Electric gate - Quiet surroundings - Tiled terrace facing south with two retractable awnings - Large indoor parking, perfect for hosting guests - Pool house with sand filter replaced in 2022

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2800 and 3860 € (reference year 2023)  
Document non contractuel - 24/08/2026



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