



179 000 €

**Buying maison**

**5 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 5018 m<sup>2</sup>**

**Hot water : Individuel**

**Amenities :**

Cave (surf.): 6, Surface de garage : 26,

Surface Annexe : 10, Double-vitrage,

Distribution eau : CENTRAL, Energie Eau :

GAZ, Cheminee

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

**Legal information**

179 000 € fees included

5,29% 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).



## Maison 494 Bernay

Only within Beaumont real estate, Norman house located in a quiet village, 10 minutes from Beaumont-le-Roger and Bernay, It consists on the ground floor of an entrance, a 30 m<sup>2</sup> living room with its open fireplace, a fitted and equipped kitchen, a bathroom with toilet and a bedroom; Upstairs: a landing, a storage room with sanibroyeur, a bathroom and three adjoining bedrooms Outside you will find a workshop adjoining the house A garage with a cellar part You can also take full advantage of a 5000m<sup>2</sup> enclosed and wooded park; The advantages of this home: - Double glazing, solar roller shutters, - Home roof and garage roof in slates carried out in 2011, - Sidewalk in front of the house, - Recent ground floor bathroom, Information on the risks to which this property is exposed is available on the Géorisks website.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2230 and 3016 € (reference year 2021)  
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