



231 000 €

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 show ers

2 WC

1 garage

1 cellar

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.



House 608 Mesnil-en-Ouche

Located in MESNIL EN OUCHE, Immobilière de Beaumont offers you for sale this house of approximately 117m², including: - On the ground floor: an entrance hall, a living room with an inset fireplace, a fitted kitchen, a bedroom, an office, a bathroom with a walk-in shower, and separate WC. - Upstairs: three bedrooms and a bathroom with WC. The house features a full basement used as a garage, laundry room, boiler room, and pantry. Several outbuildings complete this house situated on a fenced plot of 4,464 m², with an above-ground pool measuring 3.7 m by 7.3 m and 1.2 m deep, a pond, and a wooded area. Highlights: - Reversible heat pump in the living room and ground-floor bedroom - Electric gate - Quiet surroundings - Tiled south-facing terrace with two awnings - Large interior parking area, 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 - 24/07/2026



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Carte professionnelle CPI27012021000000015 - RCS Bernay B 901 561 530

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