



190 000 €

**Buying house**

**Surface : 105 m<sup>2</sup>**

**Surface of the land : 649 m<sup>2</sup>**

**Year of construction : 1978**

**View : Jardin**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : renovated**

**Couverture : tiles**

**Amenities :**

Bedroom on ground floor, double glazing

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

1 cellar

**Legal information**

190 000 € fees included

5,56% VAT of fees paid by the buyer (180 000 € 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 566 Bernay

Located just 10 minutes from Beaumont-le-Roger and 12 minutes from Bernay, with the train station and amenities within walking distance. Detached house of about 105m<sup>2</sup> on a full basement, offering generous space and great potential, ideally situated on a fenced and wooded plot. It is arranged as follows: On the ground floor: An entrance, a fitted and equipped kitchen opening onto a bright living room with a wood-burning fireplace; a bathroom, a separate WC, two bedrooms including one with a built-in closet; Upstairs: Three bedrooms with closets, one bedroom featuring a wash area (toilet and sink); a shower room with WC; A full basement divided into several functional areas: Boiler room, laundry room, workshop, cellar, and garage; The benefits: - New fencing and gate; - External insulation; - PVC window frames with electric roller shutters (less than 10 years old); - Connection to the main sewer system; - Amenities within walking distance,

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2167 and 2931 € (reference year 2021)  
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Garantie financière : GALIAN : 120 000€ - Document non contractuel