



283 000 €

Buying house

8 rooms

Surface : 152 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 2661 m<sup>2</sup>

Year of construction : 1982

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Amenities :

fireplace, Bedroom on ground floor, double glazing, calm

5 bedroom

1 shower

2 WC

1 garage

#### Legal information

283 000 € fees included

4,81% VAT of fees paid by the buyer (270 000 € 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 595 Bernay

At the Gates of BERNAY, we offer for sale this spacious single-story house, featuring an entrance hall, a dining room, a living room with an open fireplace, a well-equipped kitchen with a breakfast nook, a hallway leading to four bedrooms and an office or additional bedroom, a shower room, and two toilets. A full basement used as a garage, laundry room, workshop, cellar, and three other rooms. Two garden sheds. All set on a fenced and wooded plot of approximately 2661m<sup>2</sup>, including a meadow area. No work needed, perfect for a peaceful retirement or a family home. \_Tranquility just minutes from Bernay's town center, \_all its shops, and the SNCF train station.\_ Information on the risks to which this property is exposed is available on the Géorisques website

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 3052 and 4130 € (reference year 2021)  
Document non contractuel - 27/06/2026



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