



220 000 €

**Buying maison**

10 rooms

Surface : 290 m<sup>2</sup>

Surface of the land : 1366 m<sup>2</sup>

Hot water : Electrique

Inner condition : A rafraichir

External condition : Bon

Couverture : Tuiles

**Amenities :**

Cheminée ouverte, Chambre de plain-pied,

Double vitrage

7 bedroom

2 bathrooms

1 shower

4 WC

2 garages

**Legal information**

220 000 € fees included

4,76% VAT of fees paid by the buyer (210 000 € 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 523 Conches-en-Ouche

Located on the CONCHES EN OUCHE/EVREUX route, Immobilière de Beaumont offers you this Norman estate for sale, consisting of a main house and two outbuildings. The house, a former barn, with an area of approximately 240 m<sup>2</sup>, includes: - On the ground floor: an entrance hall, a living room/lounge with an open fireplace, a veranda, a fitted and equipped kitchen, 4 bedrooms, 2 offices, a bathroom with toilet, and a separate WC. - Upstairs: a landing, two bedrooms including one very large with a dressing room, and a bathroom with toilet. This spacious house full of character is the result of merging two terraced houses. Its multiple entrances ensure easy flow throughout the house, ideal for a holiday rental or bed and breakfast project, or to accommodate your family and friends. One outbuilding, built in 2001, is arranged with a room featuring a sink, a WC, two garages, and upstairs a bedroom with a shower room. The living area covers 50 m<sup>2</sup>....

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 3200 and 4370 € (reference year 2021)  
Document non contractuel - 25/05/2026



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