



148 000 €

Buying maison

4 rooms

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

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 827 m<sup>2</sup>

Hot water : Individuel

Amenities :

plain-pied, Terrain arboré, Double-vitrage,

Distribution eau : INDIVIDUEL, Cheminee

2 bedroom

1 bathroom

#### Legal information

148 000 € fees included

5,71% VAT of fees paid by the buyer (140 000 € 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 459 Beamesnil

Looking for an authentic and carefully renovated Norman house? This charming property located in a calm and peaceful environment in the La Ferrière sur Risle sector, is ready to welcome you. Recently renovated with quality insulation, new electricity, this house is ready for a comfortable life in Normandy. With an enclosed plot of 827 m<sup>2</sup>, this house offers great privacy and security. On one level, the house has a spacious entrance which leads to a large living room/living room with an insert fireplace and openings on each side for optimal natural light. A fitted and equipped kitchen, two bedrooms, one of which has a WC, a shower room with WC and a cellar complete this level. Upstairs, a landing room and a convertible attic offer additional development possibilities to add additional bedrooms or a work space. The house is equipped with fiber optics, offering a high speed internet connection. The highlight of this property is its open...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1405 and 1901 € (reference year 2021)  
Document non contractuel - 24/04/2026



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