



241 500 €

Buying maison

4 rooms

Surface : 110 m<sup>2</sup>

Surface of the land : 1743 m<sup>2</sup>

Inner condition : Rénové

External condition : Bon

Couverture : Ardoises

Amenities :

Double-vitrage

2 bedroom

1 terrace

2 showers

2 WC



## Maison 554 Beaumont-le-Roger

Located between BERNAY and BEAUMONT LE ROGER, in the countryside, in a quiet setting, L'Immobilière de Beaumont offers you the opportunity to move into this charming renovated Norman house of approximately 110 m<sup>2</sup>, which includes: - On the ground floor: a dining room, an open fitted and equipped kitchen, a living room, a pantry, and a shower room with a toilet. - Upstairs: a hallway with storage, a master suite (bedroom with walk-in closet and a shower room with a macerator toilet), a closet, and a bedroom (also accessible via an outdoor staircase). You can enjoy sunny days on the west-facing terrace, featuring a covered area. This Norman house sits on a fenced plot with an electric gate, measuring 1,743 m<sup>2</sup>. A garden shed of about 10 m<sup>2</sup>, built in 2025, completes this house. No work needed, all that's left is to move in.

### Legal information

241 500 € fees included

5,00% VAT of fees paid by the buyer (230 000 € 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).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B

Estimated annual energy between 1860 and 2570 € (reference year 2021,2022,2023)

Document non contractuel - 24/04/2026



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