



118 500 €

**Buying maison**

**4 rooms**

**Surface : 70 m<sup>2</sup>**

**Surface of the land : 217 m<sup>2</sup>**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : Bon**

**Couverture : Ardoises**

**Amenities :**

Cabanon de jardin, Poêle à bois

2 bedroom

1 bathroom

2 WC

1 garage



## Maison 572 Beaumont-le-Roger

Located in the heart of BEAUMONT LE ROGER, this charming brick house is waiting just for you! This house includes: - On the ground floor: a heated veranda, an open kitchen leading to a room with a wood stove, and a bathroom with a toilet accessible from outside. Since the bathroom is adjacent to the kitchen, it's possible to create an opening for indoor access. - Upstairs has two bedrooms, one of which includes a toilet and sink. Next to the house is a workshop with direct access to the river. The house sits on a fenced plot of 217 m<sup>2</sup>, with a garage and a garden shed. Ideally located, you can reach shops, doctors, schools, services, and the SNCF train station on foot. This old house is perfect for a first-time purchase or as a rental investment. Information about the risks this property is exposed to can be found on the Géorisques website.

### Legal information

118 500 € fees included

5,80% VAT of fees paid by the buyer (112 000 € 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) : G - Emission of greenhouse gases (ges) : C

Estimated annual energy between 2890 and 3960 € (reference year 2021.2022.2023)

Document non contractuel - 24/04/2026



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