



144 000 €

Buying maison

3 rooms

Surface : 66 m<sup>2</sup>

Surface of the land : 2990 m<sup>2</sup>

Hot water : Electrique

Inner condition : A rafraîchir

External condition : Bon

Couverture : Tuiles

Amenities :

Cheminée insert, Chambre de plain-pied,  
Double vitrage, Portail automatique, Calme

2 bedroom

1 shower

1 WC

2 garages



## Maison 542 Mesnil-en-Ouche

Located in MESNIL EN OUCHE, close to the town center and shops, this single-story house of approximately 67 m<sup>2</sup> includes: a heated veranda, an entrance hall, a living/dining room with a wood-burning stove, a fitted and equipped kitchen, two bedrooms, a shower room, and a toilet. The attic has been insulated (30 cm of blown-in wool) This single-story house also features: - a full basement used as a garage, pantry, and workshop - a wooden garage built in 2011 with a wood storage area, with electricity - and a storage building in poor condition. The whole property sits on a fenced, planted plot of 2990 m<sup>2</sup>.

### Legal information

144 000 € fees included

5,88% VAT of fees paid by the buyer  
(136 000 € 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 1182 and 1600 € (reference year 2021,2022,2023)  
Document non contractuel - 24/04/2026



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