



180 000 €

Buying maison

4 rooms

Surface : 88 m<sup>2</sup>

Surface of the land : 3655 m<sup>2</sup>

Amenities :

plain-pied, Double-vitrage

3 bedroom

1 bathroom

1 shower

1 WC



## Maison 466 Beaumont-le-Roger

Located at the gates of BEAUMONT LE ROGER, visit this farmhouse of approximately 88 m<sup>2</sup> including: - On the ground floor: a kitchen open to a dining room, a living room with an insert fireplace, a bedroom, a bathroom with WC, and a bathroom. - Upstairs: an attic converted into a landing, office and 2 bedrooms (height under ridge 1m80), therefore ideal for a children's space. Various outbuildings complete this house located on enclosed land of 3655 m<sup>2</sup> with a well. You will appreciate the calm of its environment. BEAUMONT LE ROGER is a town with shops, schools, colleges, doctors and an SNCF station.

### Legal information

180 000 € fees included

5,88% VAT of fees paid by the buyer

(170 000 € 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) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1532 and 2072 € (reference year 2021)  
Document non contractuel - 24/04/2026



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