



194 990 €

Buying maison

5 rooms

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

Surface of the land : 1185 m<sup>2</sup>

Year of construction : 1978

Amenities :

Sous-sol : Avec, Alarme

3 bedroom

1 terrace

1 shower

2 WC

1 garage



## Maison 425 Beaumont-le-Roger

EXCLUSIVE - At the end of a dead end is this pretty house of approximately 110 m<sup>2</sup> with a thatched roof, on the edge of a stream, comprising: - On the ground floor: An entrance hall, a living room/lounge with a wood stove, a fitted kitchen and WC. - Upstairs: a landing leading to 3 bedrooms, a dressing room (with access to the attic) and a bathroom with macerator. - A complete basement used as a garage, with boiler room. Recent work: electricity, insulation of the upper floor, triple-glazed PVC wood-effect joinery. The nearest shop can be reached on foot in about 5 minutes and the city centre in about 15 minutes. A country air just a stone's throw from the city!

### Legal information

194 990 € fees included

5,40% VAT of fees paid by the buyer (185 000 € 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) : E  
Estimated annual energy between 3192 and 4318 € (reference year 2023)  
Document non contractuel - 24/04/2026



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