



273 000 €

Buying maison

6 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 2206 m<sup>2</sup>

Year of construction : 1900

Inner condition : Bon

Couverture : Ardoises

Amenities :

Cheminee, Chambre de plain-pied

3 bedroom

1 bathroom

1 WC

1 garage



## Maison Beaumont-le-Roger

We invite you to discover this charming renovated character home, located just minutes from the center of Beaumont Le Roger, featuring: On the ground floor, a living space of about 60 m<sup>2</sup> with a fitted kitchen, a beautiful bedroom, a bathroom with shower, a laundry room, and a toilet. Upstairs: a landing area leading to two bedrooms and a walk-in closet or office. A guest house with its own shower room and toilet. Large outbuilding used as a garage, workshop, and additional room, with an attic above. The whole set on a fenced and wooded plot of approximately 2206 m<sup>2</sup>, peaceful and private. You will appreciate its renovation, brightness, and charm. A true favorite awaits you beyond its gate. This home is perfect due to its proximity to shops, schools, the train station, and many services in the Beaumont le Roger area, offering the benefits of the town while being in the countryside. Information about the risks to which this property is...

### Legal information

273 000 € fees included

5,00% VAT of fees paid by the buyer (260 000 € 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).

Document non contractuel - 25/05/2026



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