



163 000 €

Buying maison

4 rooms

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

Surface of the land : 1013 m<sup>2</sup>

Year of construction : 2002

3 bedroom

1 bathroom

1 WC



## Maison 348 Beaumont-le-Roger

Located a few minutes from the center of Beaumont Le Roger, this single storey Coudrelle house built in 2002 includes: an entrance hall, a 30 m<sup>2</sup> living room, a fitted kitchen, three bedrooms, a bathroom, a toilet. The garage is attached. An enclosed and wooded plot of 1013 m<sup>2</sup>, you will have the pleasure of finding a garden shed, a barbecue ideal for meals with family or friends. On the edge of the forest, you can enjoy a calm environment. The city center is located in the immediate vicinity of shops, schools (bus stop), colleges, doctors and the SNCF station (Paris Saint Lazare/CHERBOURG line). Information on the risks to which this property is exposed is available on the Géorisks website.

### Legal information

163 000 €

Fees paid by the owner, 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 1430 and 1980 € (reference year 2021)  
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Garantie financière : GALIAN : 120 000€ - Document non contractuel