



244 000 €

**Buying maison**

**5 rooms**

**Surface : 128 m<sup>2</sup>**

**Surface of the land : 750 m<sup>2</sup>**

**Year of construction : 1948**

**Amenities :**

Piscine, Piscine chauffée, Cheminee,  
Piscine, Chambre de plain-pied, Double  
vitrage

3 bedroom

1 bathroom

1 shower

2 WC

1 garage



## Maison 498 Beaumont-le-Roger

We offer for sale this house in the center of BEAUMONT LE ROGER. It includes : -  
On the ground floor: A large entrance or living area, a fitted and equipped kitchen with dining space, a cozy lounge with pellet stove, a bright veranda hosting a living area that opens directly onto the terrace, a bedroom with private shower room, an office and dressing room (which could be converted into a second bedroom), as well as a laundry room and toilet. - Upstairs: a landing leading to two spacious bedrooms and a bathroom with toilet. - In the basement: a partial cellar used as a boiler room and storage cellar. Outside, on a 750m<sup>2</sup> plot, there is a garage, workshop, and storage space. For your enjoyment, you will have a terrace overlooking a 5x2.3m heated pool, heated by a heat pump. This house is perfect for its proximity to shops, schools, the SNCF train station, and many services in the town of Beaumont le Roger. It suits both families with children and...

**Legal information**

244 000 € fees included

3,83% VAT of fees paid by the buyer  
(235 000 € 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) : D  
Estimated annual energy between 2190 and 3030 € (reference year 2021)  
Document non contractuel - 24/04/2026

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Carte professionnelle CPI2701202100000015 - RCS Bernay B 901 561 530

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