



291 000 €

Buying maison

7 rooms

Surface : 130 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 1618 m<sup>2</sup>

Year of construction : 1900

3 bedroom

1 shower

2 WC

2 garages



## Maison 469 Le Neubourg

We invite you to discover this beautiful farmhouse, featuring on the ground floor a fitted kitchen with a dining area, a double living room with a fireplace, an office or bedroom, a wellness area (sauna), a hallway leading to a shower room, a toilet, a laundry room, and a pantry. Upstairs, a large landing, three bedrooms, and a washroom. Outbuildings used as a workshop, storage shed, cellar, and double garage. Garden shed. All set on a lovely enclosed and wooded garden of approximately 1618m<sup>2</sup>. Peaceful setting. Located within the triangle of LE NEUBOURG - BRIONNE - BEAUMONT LE ROGER, 20 minutes from BERNAY and its train station. You will be charmed by this property— a visit is a must! Information on the risks to which this property is exposed can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

291 000 € fees included

4,68% VAT of fees paid by the buyer (278 000 € 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) : D - Emission of greenhouse gases (ges) : B  
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Garantie financière : GALIAN : 120 000€ - Document non contractuel