



236 000 €

Buying maison

5 rooms

Surface : 120 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 2480 m<sup>2</sup>

Hot water : Fuel

Inner condition : Bon

External condition : Bon

Couverture : Ardoises

Amenities :

Cheminée, Chambre de plain-pied, Double vitrage, Calme

4 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

#### Legal information

236 000 € fees included

4,89% VAT of fees paid by the buyer (225 000 € 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).



## Maison 521 Bernay

Located in a lively village with a kindergarten and primary school, as well as a bar-tobacconist-grocery store, this beautiful Normandy house combines charm and authenticity. It is situated 18 minutes from Beaumont-le-Roger and 15 minutes from BERNAY and all its amenities. This family home offers a generous living space and quality features: On the ground floor, you'll find a large, bright living room with a cathedral ceiling and an authentic open fireplace, creating a warm and welcoming atmosphere; a bedroom perfect for single-level living; a fitted and equipped kitchen; a shower room and a separate toilet; a laundry room; and a pantry with storage that also houses the heating system. Upstairs, a mezzanine above the pantry provides a workspace, while a landing above the cathedral living room gives access to three comfortable bedrooms with a stunning view overlooking the living area. Outside, the property extends over more than 2400m<sup>2</sup> of...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 2860 and 3940 € (reference year 2021)  
Document non contractuel - 24/04/2026



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