



304 000 €

**Buying maison**

**5 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 950 m<sup>2</sup>**

**Year of construction : 2005**

**Hot water : Individuel**

**Amenities :**

Piscine : 44, Détail piscine : 7.66 x 3.66 x

1.60, Piscine chauffée, Nature piscine :

TRADITIONNELLE, Double-vitrage,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE, Detecteur fumee

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Legal information**

304 000 € fees included

4,83% VAT of fees paid by the buyer (290 000 € 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 553 Le Neubourg

Ideally located 5 minutes from Neubourg and its amenities. Quietly in a dead end, 2005 dwelling of approximately 108m<sup>2</sup> with its 25m<sup>2</sup> outbuilding, offering an entrance opening onto a bright living room of 34m<sup>2</sup> with its wood stove, a fully equipped open kitchen, a bedroom with dressing room, a bathroom. bathrooms, toilets and access to the tiled/insulated garage. Upstairs you will find three beautiful bright bedrooms and a bathroom with toilet. Outside, there is a wooden terrace with its awning overlooking a 7.66x3.66m swimming pool from 2015 heated by heat pump. A 25m<sup>2</sup> outbuilding used as an isolated and tiled gym. A garden shed and an open lean-to for wood storage. A bread oven and barbecue, an outdoor pergola with tiled terrace located at the front of the house. All on an enclosed, tree-lined garden of 950 m<sup>2</sup>, The advantages of this property: - Exterior insulation of the entire house carried out this summer 2023, - Double glazing / electric...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1120 and 1570 € (reference year 2021)  
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Garantie financière : GALIAN : 120 000€ - Document non contractuel