



251 000 €

Buying maison

7 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 2014

Amenities :

Double vitrage

5 bedroom

1 bathroom

1 shower

2 WC

2 garages



## Maison 570 Beamesnil

We offer for sale this beautiful modern house of approximately 145m<sup>2</sup> featuring on the ground floor an entrance leading to a 50m<sup>2</sup> living area, with a lounge corner and a fitted kitchen, three spacious bedrooms, a bathroom with shower, toilet, and laundry room. Upstairs, a hallway leads to two bedrooms, a bathroom with toilet (to be completed). Outbuilding used as a double garage, workshop, and storage. Plot of approximately 2000m<sup>2</sup>, with a terrace overlooking a meadow. This house is ideal for a family, close to shops, schools, and the Bernay train station just 15 minutes away. Information about the risks related to this property is available on the [Géorisques website](http://georisques.gouv.fr).

### Legal information

251 000 € fees included

4,58% VAT of fees paid by the buyer (240 000 € 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) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 910 and 1280 € (reference year 2021)  
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Garantie financière : GALIAN : 120 000€ - Document non contractuel