



239 500 €

Buying maison

8 rooms

Surface : 218 m<sup>2</sup>

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

Surface of the land : 2070 m<sup>2</sup>

Year of construction : 1900

Amenities :

Double-vitrage

5 bedroom

2 showers

2 WC

2 garages



## Maison 571 Beaumont-le-Roger

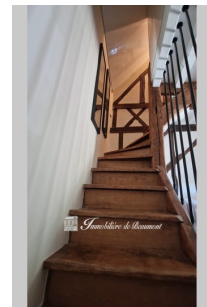
We are offering for sale this large Norman house, located 15 minutes from BEAUMONT LE ROGER and CONCHES EN OUCHE. On the ground floor, it features a living room, a cathedral ceiling dining area with a fireplace, a spacious fitted kitchen with a breakfast nook, a master suite, another bedroom and an office, a laundry room, and a linen room. Upstairs, accessible by two different staircases, you'll find a mezzanine providing a versatile space. There are three bedrooms, an office or additional bedroom, and an extra shower room. A large outbuilding is available for use as a garage, workshop, or another room that can be converted. All set on a fenced and wooded plot of approximately 2070m<sup>2</sup>. Information about the risks associated with this property is available on the Géorisques website

### Legal information

239 500 € fees included

4,13% VAT of fees paid by the buyer (230 000 € 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) : A  
Estimated annual energy between 2263 and 3061 € (reference year 2021)  
Document non contractuel - 24/04/2026



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Carte professionnelle CPI27012021000000015 - RCS Bernay B 901 561 530

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