

229 990 €

**Buying maison**

**7 rooms**

**Surface : 136 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 745 m<sup>2</sup>**

**Hot water : Collectif**

**Amenities :**

Cave (surf.): 22, Transport : Bus gare,

Surface de garage : 58, Terrain arboré,

Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : GAZ

5 bedroom

2 bathrooms

2 WC

2 garages

1 cellar

**Legal information**

229 990 € fees included

4,54% VAT of fees paid by the buyer

(220 000 € 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 460 Bernay**

Charming character house in BERNAY, just steps from shops and the train station!

This beautiful brick building of 136 m<sup>2</sup> of living space combines old-world charm with modern comfort. You'll enjoy easy access to shops, public transport (city buses), and all daily conveniences. You will be won over by its spaciousness, brightness, and functional layout: On the ground floor: An entrance with storage, a recent office perfect for working from home, a cozy living room open to a fitted and equipped kitchen, a bathroom with a toilet; On the first floor: A hallway leading to two bright bedrooms, including one over 20 m<sup>2</sup> with a large walk-in closet, and a bedroom with a washbasin, a bathroom with toilet; On the second floor: A hallway leading to three beautiful bedrooms with built-in wardrobes Outbuildings: Cellar of around 22 m<sup>2</sup>, Large garage over 50 m<sup>2</sup> with two motorized doors, Handy garden shed for storage, Outside: Lovely sunny terrace for relaxing...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2895 and 3917 € (reference year 2021)  
Document non contractuel - 24/04/2026

Immobilière de Beaumont - 3 place Carnot - 27170 Beaumont-le-Roger

Tél: 02 32 45 19 69 - [immobilieredebeaumont@gmail.com](mailto:immobilieredebeaumont@gmail.com)

Carte professionnelle CPI27012021000000015 - RCS Bernay B 901 561 530

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