



257 250 €

Buying maison

8 rooms

Surface : 170 m<sup>2</sup>

Surface of the land : 957 m<sup>2</sup>

Year of construction : 1975

Amenities :

Piscine, Piscine chauffée, Nature piscine :

HORS-SOL, Double-vitrage

6 bedroom

1 terrace

1 bathroom

1 shower

2 WC



## Maison 441 Beaumont-le-Roger

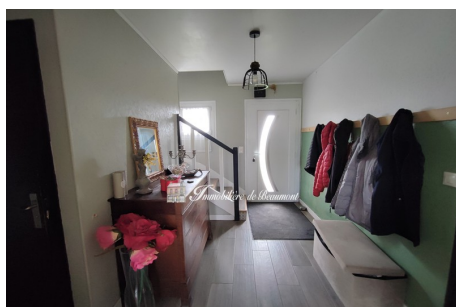
In the heart of Beaumont le Roger, village with shops, schools, services and SNCF train station, we suggest you settle in this house of 170 m<sup>2</sup> entirely renovated, it includes: On the ground floor: an entrance, a fitted kitchen and equipped opening onto a dining area, a laundry room, a living room / lounge with pellet stove opening onto the terrace and swimming pool, a hallway leading to two bedrooms, a bathroom and a toilet. Upstairs: a corridor leading to 4 beautiful bedrooms, one of which is double, a bathroom with wc. Outside, on a closed ground of 957 m<sup>2</sup> you will have two terraces, a heated above ground swimming pool and a garage. This house is ideal for a family wishing to take advantage of the immediate proximity of the town center of Beaumont le Roger, all that remains is to put their furniture there.

### Legal information

257 250 € fees included

6,12% VAT of fees paid by the buyer (245 000 € 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) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1679 and 2271 € (reference year 2023)  
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 CPI2701202100000015 - RCS Bernay B 901 561 530

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