



# Agence SYLVAIN IMMOBILIER

**330 000 €**

## Buying pavilion

6 rooms

Surface : 135 m²

Surface of the living space : 35 m²

Surface of the land : 2725 m²

Year of construction : 1982

Cover : Tuiles

## Benefits :

Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Automatic  
gate, Calm

4 bedroom

1 terrace

2 show ers

2 WC

2 garage

1 cellar

## Legal information

330 000 €

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Pavilion N088 Grand confort, surprenante

SONGEONS SECTOR - CHARMING PAVILION WITHOUT WORK on full basement including: On the ground floor: Entrance leading to an open furnished kitchen, living room, veranda, bedroom, shower room, toilet with washbasin. Upstairs: Large landing leading to three bedrooms, one with a balcony, shower room with toilet. Attics converted into storage, full basement divided into sections with cellar and garage, outbuilding used as a back kitchen and one used as a large open garage, dual-flow CMV, electric roller shutters, individual sanitation in compliance. All on a fully enclosed plot of land, with a total surface area of 2,725 m². Negotiator's opinion: Large family home requiring no work, super bright and habitable on one level. The land is wooded and warm with a small pond. A large open garage is present on the land, and is possibly convertible into a dwelling (a planning permission has already been accepted for this). Advertisement reference: N088

Energy class (old measure) : D - Climate class : B  
Estimated annual energy between 1510 and 2100 € (reference year 2021)  
Document non contractuel - 01/07/2025



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