



# Agence SYLVAIN IMMOBILIER

255 000 €

Buying house

6 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 515 m<sup>2</sup>

Year of construction : 1945

View : Jardin

Hot water : Fuel

Indoor condition : Bon

Outdoor condition : Bon

Cover : Ardoises

Benefits :

Fireplace, Double Glazing, Calm

3 bedroom

1 bathroom

2 WC

1 cellar



House O026 Juvignies

BEAUVAIS AREA - QUIET The house consists of: - On the ground floor: entrance, fitted kitchen of 14 m<sup>2</sup>, living room with beautiful fireplace, dining room of 27 m<sup>2</sup>, toilet and boiler room. - Upstairs: corridor leading to 3 bedrooms and a bathroom + shower. - Large outbuilding that could be used as an apartment, comprising on the entire floor a large living room with 1 bedroom, with a total surface area of 64 m<sup>2</sup>, under a porch of 48 m<sup>2</sup> and a workshop. Cellar of approximately 16 m<sup>2</sup>. All on an enclosed plot of approximately 515 m<sup>2</sup>. Ad reference: Negotiator's opinion: beautiful house located in a quiet area 5 minutes from Beauvais, with great potential. The large outbuilding offers a nice surface area to make an apartment which is insulated and heated by electric radiator, the water supply is passed, it just remains to make the connection. The windows are in PVC double glazing with solar roller shutters. The central heating system, oil completely...

## Legal information

255 000 €

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).

Energy class (old measure) : F - Climate class : F  
Estimated annual energy between 3640 and 4960 € (reference year 2022)  
Document non contractuel - 31/07/2025



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