



# Agence SYLVAIN IMMOBILIER

265 000 €

Buying house

8 rooms

Surface : 155 m<sup>2</sup>

Surface of the living space : 42 m<sup>2</sup>

Surface of the land : 7124 m<sup>2</sup>

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

4 bedroom

2 show ers

2 WC

2 cellars



## House SNM\_3 Glatigny

IDEAL FAMILY HOME OR GITE - MORE THAN 7000m<sup>2</sup> OF LAND Set of two dwellings with a main house of approximately 105 m<sup>2</sup> and a loft of approximately 50 m<sup>2</sup>. Main house: On the ground floor: An entrance to a large kitchen, a bright double living room of around 40 m<sup>2</sup> with an open fireplace, a bedroom, a shower room and a separate toilet. Upstairs, a landing leading to a sleeping area that can be divided and an office. A second staircase provides access to the upper floor, allowing total independence with an attic area that can be converted. Loft: A kitchen and living room area of approximately 45 m<sup>2</sup> with high ceilings and exposed beams with a sleeping area and office as well as a shower room and a separate toilet/ All on a fully enclosed plot of approximately 7200 m<sup>2</sup> crossed by the stream as well as numerous outbuildings including workshops, cart shed, small sheepfold, two chicken coop cellars. Private parking space outside the property. The...

Energy class (old measure) : D - Climate class : B

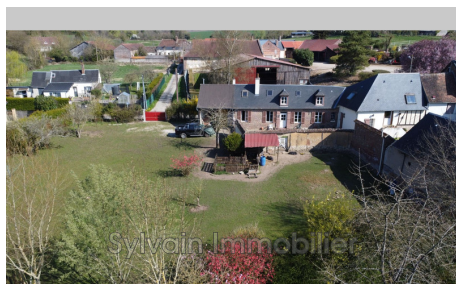
Estimated annual energy between 2210 and 3050 € (reference year 2023)

Document non contractuel - 10/05/2025

### Legal information

265 000 €

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).



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