



# Agence SYLVAIN IMMOBILIER

164 000 €

Buying house

7 rooms

Surface : 344 m²

Surface of the living space : 40 m²

Surface of the land : 137 m²

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room, Calm

5 bedroom

1 terrace

1 shower

2 WC

1 cellar



## House SNM\_27 Gournay-en-Bray

HOUSE NEAR GOURNAY TOWN CENTER - SHOPS ON FOOT - NO WORK REQUIRED House comprising an entrance to a fitted and equipped kitchen, a living room with an insert fireplace, a large double living room, a laundry area and a separate toilet. On the same level with a separate entrance and direct access to the main house, a bedroom area with water supply as well as a room of approximately 20 m² with access to a convertible attic of approximately 55 m². Upstairs, a landing leads to two small bedrooms, a shower room, a toilet and a bedroom. A terrace, as well as a second covered terrace with summer kitchen, bread oven and a fireplace served as a barbecue. An outbuilding for storage use. All on an enclosed plot of land of approximately 345 m², not overlooked.

### Legal information

164 000 €

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) : D - Climate class : D  
Estimated annual energy between 2520 and 3450 € (reference year 2023)  
Document non contractuel - 01/06/2025



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