



# Agence SYLVAIN IMMOBILIER

70 000 €

Buying house

5 rooms

Surface : 73 m²

Surface of the living space : 15 m²

Indoor condition : A rafraîchir

Cover : Ardoises

Benefits :

Double Glazing

2 bedroom

1 bathroom

1 WC

1 cellar



## House SNM\_66 Aumale

Townhouse to Renovate – Perfect for First-Time Buyers or Investors Located in Aumale, just steps from shops, schools, and services, this charming townhouse offers great potential after renovation. On the ground floor, you will find: - a kitchen, - a bright living-dining room, - a separate toilet. Upstairs, the landing leads to: - two bedrooms, - an office that can be used as a guest bedroom or dressing room, - a bathroom. Additional features: - a convertible attic, providing extra space according to your needs, - a full cellar, ideal for storage This property requires work, but its potential represents an opportunity in the area, whether for an affordable first purchase or a profitable rental investment.

### Legal information

70 000 €

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) : G - Climate class : F  
Estimated annual energy between 2130 and 2920 € (reference year 2021)  
Document non contractuel - 15/10/2025



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- Sylvain Immobilier SONGEONS - 1 bis place de la Halle - 60380 Songeons +33 (0)3 44 82 64 75

*Carte professionnelle CPI 6001 2023 000000009 CCI Oise - Siren 98009880*

- Sylvain Immobilier GOURNAY - 11 Rue du Dr Duchesne - 76220 GOURNAY EN BRAY +33 (0)2 32 89 92 27

*Carte professionnelle CPI 76062025000000005 CCI Rouen - Siren 938299070*