



# Agence SYLVAIN IMMOBILIER

183 000 €

Buying house

4 rooms

Surface : 111 m²

Surface of the living space : 33 m²

Surface of the land : 2025 m²

Indoor condition : A rafraîchir

Cover : Tuiles

Benefits :

Fireplace, Automatic gate

2 bedroom

1 shower

1 WC

2 garage

1 cellar



## House SNM\_69 Formerie

Family Home with 2 Bedrooms – Large Enclosed 2025 m² Plot – Riverside Location Located less than 5 minutes from Aumale, 10 minutes from Formerie, and 25 minutes from Neufchâtel en Bray. Are you looking for a peaceful living environment for your family while staying close to schools, shops, and services? This house is perfect for you! Situated by the river, on a beautiful enclosed plot of approximately 2025 m², this property offers a unique natural setting, safe for children and ideal for family time. Ground floor: • Welcoming veranda • Spacious double living room with a wood-burning insert fireplace – warm and inviting • Fitted kitchen opening onto a bright, large veranda (dining area, play space, or office) • Shower room • Separate toilet First floor: • Landing leading to two comfortable bedrooms, suitable for children and/or parents Outdoors designed for family living: Flat, enclosed, and wooded land: perfect for games, gardening, or...

### Legal information

183 000 €

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) : E - Climate class : E  
Estimated annual energy between 1880 and 2285 € (reference year 2020)  
Document non contractuel - 04/11/2025



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