



# Agence SYLVAIN IMMOBILIER

155 000 €

Buying house

5 rooms

Surface : 85 m²

Surface of the living space : 33 m²

Surface of the land : 470 m²

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

2 bedroom

1 shower

2 WC



## House SNM\_48 Songeons

PEACEFUL HOUSE - MOVE-IN READY House located 5 minutes from Formerie and 15 minutes from Songeons, featuring an entrance leading to a fitted and equipped kitchen, a double living room with a wood stove, a small bedroom or office, and a WC. Upstairs, a large landing that can be used as a bedroom, a walk-in closet, a completely new bathroom with WC, and a bedroom with built-in wardrobes. Outbuilding attached to the house with an attic. (new roof) All situated on a fenced plot of approximately 470 m², including a parking area and a pétanque court.

### Legal information

155 000 €

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 1990 and 2740 € (reference year 2023)  
Document non contractuel - 13/08/2025



**2 agences pour vous servir SONGEONS et GOURNAY EN BRAY - L'immobilier plus proche de vous !**

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