



# Agence SYLVAIN IMMOBILIER

177 500 €

**Buying house**

**5 rooms**

**Surface : 90 m²**

**Surface of the living space : 32 m²**

**Surface of the land : 1200 m²**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : A rafraîchir**

**Cover : Ardoises**

**Benefits :**

Fireplace, Laundry room, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

## Legal information

177 500 €

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).



## House SNM\_25 Aumale

**NEUFCHÂTEL-EN-BRAY AREA - IDEAL SECOND HOME OR FIRST PURCHASE.**

Located 10 minutes from Neufchâtel-en-Bray and 15 minutes from Aumale, close to the motorway, 45 minutes from the beaches of Dieppe and Le Tréport Let yourself be seduced by this charming country house offering: On the ground floor: - Entrance to living room with shower and wood stove - Fitted kitchen with exterior access - Back kitchen with exterior access - Shower room - Desk with storage cupboard - Separate WC Upstairs: - Large landing that can be used as a games room, office, etc. - Bedroom - Master suite with bathtub - Dressing room with balcony - Separate WC Outside: - Terrace - Vegetable garden - Garden shed - Carport - Workshop - Pyre All sitting on an enclosed and wooded plot of approximately 1200 m². TO VISIT WITHOUT DELAY!

Document non contractuel - 06/07/2025



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

- 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*