



# Agence SYLVAIN IMMOBILIER

147 000 €

Buying house

5 rooms

Surface : 90 m<sup>2</sup>

Surface of the living space : 25 m<sup>2</sup>

Surface of the land : 605 m<sup>2</sup>

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar



House SNM\_29 Fontenay-Torcy

BETWEEN GOURNAY EN BRAY AND SONGEONS - OLD HOUSE IN A QUIET AREA - IDEAL FIRST PURCHASE OR SECOND HOME Single-story house comprising an entrance onto a veranda of approximately 25 m<sup>2</sup> opening onto a fitted and equipped kitchen, a living room with an insert fireplace, a shower room, separate toilet and a bedroom with cupboards. A half-landing with a separate entrance from the outside providing private access to the upper floor. On the 1st floor, a large sleeping area with a central chimney flue that can accommodate a bedroom/office and a second bedroom in continuation. A workshop with electricity attached to the house with access to the attic as well as a separate garage. A terrace and a working well. Garden of approximately 605 m<sup>2</sup>, fully enclosed and planted with trees. The advantages of this property : Reversible heat pump from 2023, electricity and thermodynamic tank from the end of 2024 and compliant individual sanitation

Energy class (old measure) : F - Climate class : C  
Document non contractuel - 02/06/2025

## Legal information

147 000 €

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).



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

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