



170 000 €

**Buying house**

**5 rooms**

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

**Surface of the living space : 28 m<sup>2</sup>**

**Surface of the land : 988 m<sup>2</sup>**

**View : Campagne**

**Hot water : Electrique**

**Outdoor condition : A rafraîchir**

**Benefits :**

Double Glazing, Laundry room, Calm

**3 bedroom**

**1 terrace**

**1 shower**

**1 WC**

**1 cellar**

**Legal information**

170 000 €

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).



### House SNM\_46 Haucourt

**GREAT POTENTIAL - PEACEFUL LOCATION** Located in a quiet small village, just 5 minutes from Formerie, 10 minutes from Forges les Eaux, and 20 minutes from Neufchâtel en Bray. This charming house features on the ground floor an entrance opening onto the living room, a recently fitted and equipped kitchen, a shower room, separate WC, and a laundry room. Upstairs, the landing leads to two bedrooms, an office, as well as a third bedroom (master suite) still to be completed. There is also the possibility to convert the attic. The whole property sits on a fenced plot of approximately 988 m<sup>2</sup> with outbuildings, a cellar, and a terrace. Key features of this property: - Pellet stove (2024) - Partly solar-powered shutters - Double-glazed windows

Energy class (old measure) : D - Climate class : B  
Estimated annual energy between 1270 and 1740 € (reference year 2021)  
Document non contractuel - 10/01/2026



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