



# Agence SYLVAIN IMMOBILIER

170 000 €

Buying house

5 rooms

Surface : 90 m²

Surface of the living space : 28 m²

Surface of the land : 988 m²

View : Campagne

Hot water : Electrique

Outdoor condition : A rafraichir

Benefits :

Double Glazing, Laundry room, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 cellar



## House SNM\_46 Neufchâtel-en-Bray

**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 m² with outbuildings, a cellar, and a terrace. Key features of this property: - Pellet stove (2024) - Partly solar-powered shutters - Double-glazed windows

### 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](https://georisques.gouv.fr).

Energy class (old measure) : D - Climate class : B  
Estimated annual energy between 1270 and 1740 € (reference year 2021)  
Document non contractuel - 15/12/2025



**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*