



# Agence SYLVAIN IMMOBILIER

186 000 €

Buying house

6 rooms

Surface : 148 m²

Surface of the living space : 41 m²

Surface of the land : 1529 m²

Benefits :

Bedroom on ground floor, Double Glazing,

Laundry room, Automatic gate, Calm

4 bedroom

1 terrace

1 shower

1 WC

5 parkings

1 cellar

## Legal information

186 000 €

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\_41 Forges-les-Eaux

PRETTY FARMHOUSE WITH SINGLE-STORY LIVING AREA - QUIET AND NOT OVERLOOKED - 5 MINUTES FROM ALL SHOPS. Charming farmhouse with beautiful volumes 5 minutes from Formerie, 15 minutes from Forges les Eaux and 20 minutes from Gournay, comprising an entrance to a fitted and equipped kitchen, a large double living room with pellet stove, a hallway leading to a toilet and access to the cellar, a storage room, a recent bathroom with Italian shower as well as a bedroom with dressing room. Upstairs, a landing leads to 3 bedrooms, one of which can be divided into two, and one walk-through bedroom. All on a fully enclosed garden of approximately 1530 m², motorized gate and outbuilding in light construction. The advantages of this property : pellet stove heating, PVC double glazing, sanitation connected to the main sewer.

Energy class (old measure) : E - Climate class : B

Estimated annual energy between 1550 and 1820 € (reference year 2023)

Document non contractuel - 16/07/2025



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