



# Agence SYLVAIN IMMOBILIER

127 000 €

Buying house

5 rooms

Surface : 96 m<sup>2</sup>

Surface of the living space : 35 m<sup>2</sup>

Surface of the land : 611 m<sup>2</sup>

Hot water : Electrique

Indoor condition : Bon

Outdoor condition : Bon

Cover : Ardoises

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Calm

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

## Legal information

127 000 €

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\_56 Formerie

BETWEEN GOURNAY FORGES LES EAUX AND FORMERIE - SINGLE-STOREY HOUSE TO FINISH RENOVATING. The house features an entrance leading to a double living room with a pellet stove, open to a fitted kitchen, a hallway serving a bathroom with both a shower and a bathtub, a WC, and a large bedroom. Upstairs, there is an open space running the entire length of the house, ready to be divided; plumbing for a WC is already installed, offering the possibility of creating three or four bedrooms. An extension, continuing from the main house, about 45 m<sup>2</sup> of floor space, still to be completed. All set on a fenced plot of approximately 610 m<sup>2</sup>, with a garage. Highlights of this property: recent work done less than 5 years ago: pellet stove, windows, electrical wiring, roof, sanitation system.

Energy class (old measure) : D - Climate class : C  
Estimated annual energy between 1650 and 1890 € (reference year 2023)  
Document non contractuel - 30/08/2025



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