



# Agence SYLVAIN IMMOBILIER

173 000 €

Buying house

5 rooms

Surface : 168 m²

Surface of the living space : 77 m²

Surface of the land : 1007 m²

Indoor condition : A rafraîchir

Benefits :

Fireplace, Double Glazing, Laundry room,  
Calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

1 cellar

#### Legal information

173 000 €

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\_54 Formerie

**SPACIOUS FAMILY HOME - QUIET SETTING** A must-see! Located just 10 minutes from Formerie / Aumale and 20 minutes from Neufchâtel en Bray in a peaceful area, this spacious house is perfect for a family looking for comfort and practicality. On the ground floor, it features: - A fitted kitchen, - A large 77 m² double living room with a wood-burning stove insert, - A shower room with toilet, - Laundry room. Upstairs, a large landing leads to: - Four comfortable bedrooms, - A bathroom with shower and toilet, - A dressing room. Additional benefits: Double garage, cellar, boiler room, terrace overlooking a fenced plot of approximately 1007 m². Heat pump, solar panels, rainwater harvesting system: economical and eco-friendly equipment. Peaceful environment – ideal for a quiet family life. Contact us now to arrange a viewing!

Energy class (old measure) : C - Climate class : A  
Estimated annual energy between 1260 and 1760 € (reference year 2023)  
Document non contractuel - 30/08/2025



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

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