



# Agence SYLVAIN IMMOBILIER

215 000 €

Buying house

7 rooms

Surface : 180 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>

Surface of the land : 794 m<sup>2</sup>

Benefits :

Fireplace, Bedroom on ground floor,

Double Glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

2 parkings



## House SNM\_75 Songeons

**5 MINUTES FROM SHOPS - SPACIOUS - IDEAL FAMILY HOME** Just 5 minutes from Formerie, 15 minutes from Forges-les-Eaux, Gournay en Bray, and Songeons, this house features an entrance with closets, a fitted and equipped kitchen, a living room with a wood stove and fireplace insert opening onto a dining room, which then leads to a second living area of about 30 m<sup>2</sup> with views of the garden and stream, a large office/playroom, a bedroom with an en-suite shower room, and a separate toilet. Upstairs, a large landing serves two bedrooms, a shower room, a toilet, and a spacious master suite of around 40 m<sup>2</sup> with a sleeping area, bathroom with double sinks, and a balcony. The basement is divided into several areas, including a room of approximately 30 m<sup>2</sup>, laundry/heating room, cellar, and workshop. Garage and carport with space for two cars All set on a plot of about 795 m<sup>2</sup>.

### Legal information

215 000 €

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).

Energy class (old measure) : D - Climate class : C  
Estimated annual energy between 2710 and 3720 € (reference year 2025)  
Document non contractuel - 10/01/2026



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

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