



**309 000 €**

**Buying house**

**8 rooms**

**Surface : 169 m<sup>2</sup>**

**Surface of the living space : 39 m<sup>2</sup>**

**Surface of the land : 2050 m<sup>2</sup>**

**Year of construction : 1837**

**Benefits :**

Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

4 parkings

1 cellar

**Legal information**

309 000 €

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 O028 saint germer de fly**

**FAMILY HOUSE WITH OLD CHARM, COMPLETELY RENOVATED - SINGLE-STORY LIVING** This charming house of approximately 170 m<sup>2</sup> is composed of: On the ground floor: an entrance hall with cupboards, a spacious double living room with its open fireplace, a large, bright, fitted and equipped kitchen with direct access to a wooden terrace with a breathtaking view of the garden, a bedroom with its own independent access to the outside, a bathroom with shower and bathtub, an office space and a separate toilet. Upstairs, a landing that can be used as a games room/lounge, a bathroom with toilet and three other bedrooms. Also a cellar and a laundry/boiler room. All on an enclosed plot of approximately 2050 m<sup>2</sup> with parking space, a garden chalet on a concrete slab with water, electricity and drainage, a garage and a lean-to also with electricity. The advisor's opinion: Numerous recent works such as PVC double-glazed windows with solar roller shutters, gas boiler...

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

Estimated annual energy between 1340 and 1860 € (reference year 2021)

Document non contractuel - 02/02/2026



**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 7606202500000005 CCI Rouen - Siren 938299070*