



# Agence SYLVAIN IMMOBILIER

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



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