



# Agence SYLVAIN IMMOBILIER

242 000 €

Buying house

8 rooms

Surface : 180 m²

Surface of the living space : 35 m²

Surface of the land : 792 m²

Hot water : Thermodynamique

Benefits :

Fireplace, Bedroom on ground floor,  
Double Glazing

7 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage



House O122 Songeons

**SONGEONS AREA – SPACIOUS FAMILY HOME WITH GARDEN AND MOVE-IN READY** Located in Songeons, close to amenities, this charming family home offers generous living spaces and a pleasant environment, perfect for a family. Set on a plot of approximately 790 m², the house is arranged as follows: - Ground floor: an entrance/hallway leading to a bright living room, a fitted kitchen, three bedrooms, a shower room, and a separate toilet. - Upper floor: a landing serving four spacious bedrooms, a bathroom, and a separate toilet. The house sits on a full basement divided into a garage, workshop, boiler room, and storage area. The highlights of this property include a recent thermodynamic water heater (2020), a new oil boiler (2021), PVC double glazing, thermal insulation, fiber optic internet, and connection to the main sewer system. This home boasts generous spaces, numerous bedrooms, and great potential, all in a peaceful setting. A must-see without...

#### Legal information

242 000 €

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 : D  
Estimated annual energy between 4040 and 5510 € (reference year 2023)  
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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