



# Agence SYLVAIN IMMOBILIER

152 000 €

Buying house

4 rooms

Surface : 90 m<sup>2</sup>

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

Surface of the land : 1007 m<sup>2</sup>

Benefits :

Fireplace

3 bedroom

1 terrace

1 bathroom

1 WC

1 cellar



## House O023b Gournay en bray

**AXE GOURNAY - SONGEONS - IDEAL FIRST PURCHASE OR SECONDARY RESIDENCE** Old house with old-world charm including: On the ground floor: an entrance to a double living room with open fireplace and wood stove, a completely new fitted and equipped kitchen, a utility room with access to a mezzanine and a bedroom. On the 1st floor, a landing leading to a bedroom, a bathroom and a dressing room. On level -1, a toilet, an old kitchen and a laundry room. All on a fully enclosed plot of approximately 1000m<sup>2</sup> with tiled terrace. The strong points of this property: Electricity redone, installation of a recent wood stove, old-world charm and quiet, not overlooked

### Legal information

152 000 €

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) : G - Climate class : G  
Estimated annual energy between 4580 and 6250 € (reference year 2021)  
Document non contractuel - 12/03/2025



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- 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 87

*Carte professionnelle CPI 76062025000000005 CCI Rouen - Siren 938299070*