



# 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 O023 Songeons

**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



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

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