

**178 000 €**

**Contact agency**

**Sylvain Immobilier**

1 bis place de la halle

60380 Songeons

+ 33 (0)3 44 82 64 75 / sylvainimmo@aol.com

**For sale farmhouse**

**5 rooms**

**Surface : 102 m²**

**Surface of the living : 18 m²**

**Surface of the land : 3961 m²**

**Features :**

fireplace, Bedroom on ground floor,

Laundry room, CALM

3 bedroom

1 shower

2 WC

3 garage

1 cellar

**Energy class (dpe) : F**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

14/06/2025 - Prix T.T.C



### Farmhouse SNM\_6 Formerie

**TOWN WITH ALL SHOPS - SINGLE-STORY LIVING AREA - 4000 M² OF LAND**

Farmhouse comprising an entrance leading to a living room with insert fireplace opening onto a bright kitchen, a living room with its open fireplace, two bedrooms, one of which has a water point, an office (or small bedroom), a shower room and a separate toilet. Upstairs, attic space that can be converted with a sleeping area already fitted out. In the continuity of the house, numerous outbuildings including a laundry room with water and electricity, several workshops, woodshed, garden sheds as well as a garage with workshop and toilet. All on a flat and enclosed plot of approximately 4000 m² including a pasture, with a second access at the rear, ideal for animals. The advantages of this property : new boiler, low property tax, quiet location and close to shops. To visit without delay!

**Fees and charges :**

178 000 € fees included

