

259 000 €

Contact agency

Sylvain Immobilier

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For sale house

6 rooms

Surface : 130 m²

Surface of the living : 36 m²

Surface of the land : 1213 m²

Features :

Absolute calm, fireplace, Bedroom on ground floor

4 bedroom

1 terrace

1 bathroom

1 WC

4 garage

1 cellar

Document non contractuel

22/05/2025 - Prix T.T.C



### House O055 Songeons

**AUTHENTIC CHARMING FARMHOUSE FROM 1842, PASSIONATELY RESTORED**  
In a preserved green setting, without any overlooked vis-à-vis, discover this true rare pearl: a small farmhouse from 1842, entirely restored according to the rules of the art by local craftsmen, combining authenticity, noble materials and modern comfort. Nestled in the Thérain valley, on an enclosed and wooded plot of approximately 1,200 m², this property will seduce you with its absolute calm and its exceptional natural environment... while remaining close to all amenities. Main features: Main house made of bricks, flint, wooden frame and natural insulating cob Floors made of terracotta tiles and old bricks from the famous Saint-Samson-la-Poterie factory Interior and exterior brick chimneys, lime joints Light solid oak kitchen, fitted and equipped Oliger ceramic radiators (Living Heritage Company label) Wood and electric heating (inertia) Connected to Fiber Distribution of parts: Ground floor: entrance hall, living room with stove, living room with fireplace, kitchen, bathroom, WC, one bedroom with sink and WC Floor (2 independent accesses): By the first staircase: landing office + 1 bedroom By the second staircase: landing + 2 bedrooms Character dependencies: Barn/garage that can accommodate up to 4 vehicles, including a space with high ceilings (ideal for craftsmen) Old restored bread oven Laundry room, woodshed, storage, convertible attic Ideal location: 2 min from Campeaux (school) 5 min from Farmerie 10 min



259 000 € fees included