

**415 000 €**

**Contact agency**

**Sylvain Immobilier**

1 bis place de la halle

60380 Songeons

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**For sale house**

**6 rooms**

**Surface : 216 m²**

**Surface of the living : 40 m²**

**Surface of the land : 19004 m²**

**Features :**

Absolute calm, fireplace, double glazing,

Laundry room

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

15/06/2025 - Prix T.T.C



### House SNM\_37bis Songeons

**BOURGEOIS HOUSE WITH OUTBUILDING AND POND – NEAR GOURNAY EN BRAY – 25 MIN FROM BEAUVAIS** Bourgeois house in a magnificent, quiet environment with an unobstructed view of the countryside comprising an entrance hall, a large double living room of approximately 40 m² with pellet stove, a large, recently fitted kitchen with dining area and a wood-burning stove from 2023, as well as a toilet. On the 1st floor, three bedrooms, one with a private bathroom, a second with a water point and dressing room, a bathroom and a separate toilet. On the 2nd floor, space of approximately 50 m² fitted out to be separated or not according to your wishes. All on an enclosed plot of land with an area of almost 2 hectares including a pond and property bordered by the river. Two vehicle accesses to the site. An outbuilding of approximately 140 m² on the ground divided into three parts with storage attic. A basement with garage and laundry area, boiler room, workshop and converted room with direct access to the garden. The advantages of this property: magnificent living environment, open view of the countryside and peaceful location, recently redone electricity, double-glazed windows, individual sanitation compliant To visit without delay!

**Fees and charges :**

**415 000 € fees included**

