

**343 200 €**

**Buying house**

**6 rooms**

**Surface : 228 m²**

**Surface of the living : 43 m²**

**Surface of the land : 177 m²**

**Year of construction : 1800**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing, Laundry room

5 bedroom

1 bathroom

1 shower

3 WC

1 cellar

**Legal information**

343 200 € fees included

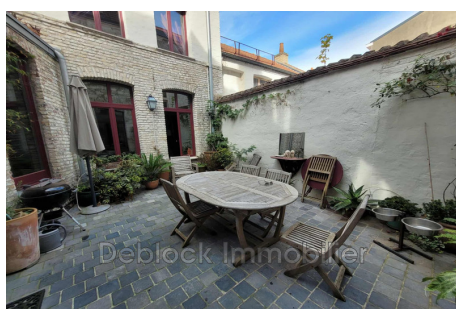
4,00% VAT of fees paid by the buyer  
(330 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**House 58 Saint-Omer**

19th-century house with generous space and character (wood floors, fireplaces, moldings, etc.). Beautifully renovated with taste. This house includes on the ground floor: an entrance hall, a double living room, a fitted and equipped kitchen, and a laundry room. Upstairs: an 18m² bedroom, a bathroom, and a toilet. On the second floor, another bedroom and a master suite with an adjoining toilet. On the third floor: 2 bedrooms, a toilet, and a shower room. Attic, vaulted cellar of about 110 m². A lovely landscaped courtyard. Possibility to purchase a garage separately.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 3190 and 4360 € (reference year 2021)  
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