

Well-maintained 3 bedroom home just off the town centre. Ideal small family home or holiday home

EXCLUSIVE

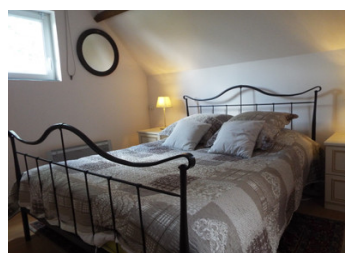
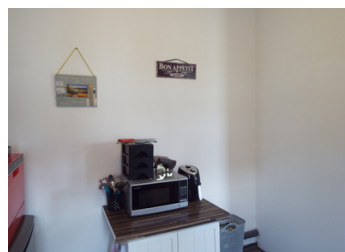


## INFORMATION

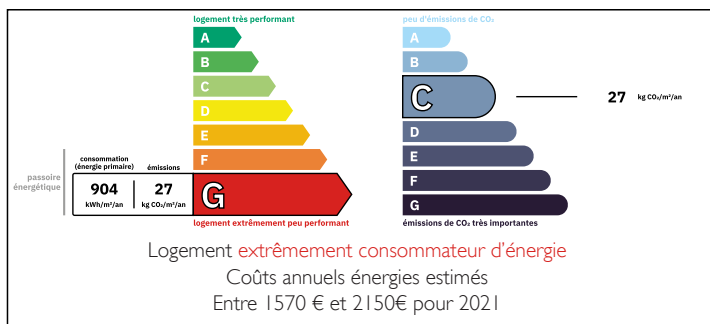
Town:	Auxi-le-Château
Department:	Pas-de-Calais
Bed:	3
Bath:	1
Floor:	55 m2
Plot Size:	428 m2

## IN BRIEF

Less than an hour from Calais (124km) the historic town of Auxi le Chateau sits astride the river Authie that forms the border between Pas de Calais and the Somme. Within a short drive are the major towns of Abbeville, Doullens, Crécy and Amiens. The area is a popular tourist destination being close to the beaches of the Opale coast and the Baie de Somme as well as the WWI battlefield sites and cemeteries.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Set in the grounds of the chateau ruins, the views over the surrounding countryside and the Authie Valley are beautiful but just a short walk brings you into the busy town centre. The ground floor comprises an open plan kitchen, lounge and dining room all maintained to a very high standard. To the far end is the bathroom and laundry room. Upstairs, are two large double bedrooms and a third single bedroom all with Velux windows to give plenty of natural light. Outside is a lawn garden with planted borders and storage. To the front of the garden and accessed from the communal courtyard is a garage. This well-priced home needs to be viewed soon and all viewings are by appointment only.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

## NOTES