

Charming 5 bedroom family home with garden on quiet road off the centre in this historic town

EXCLUSIVE

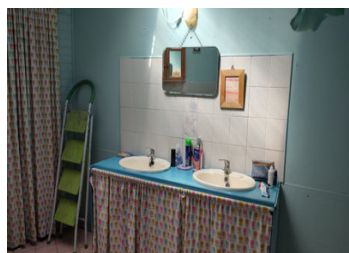


INFORMATION

Town:	Cr�cy-en-Ponthieu
Department:	Somme
Bed:	5
Bath:	1
Floor:	100 m2
Plot Size:	719 m2

IN BRIEF

The beautiful and hisitoric market town of Crecy en Ponthieu is probably best known as the site of one of the first battles (1346) of the 100 Years War. A tourist area in its own right, the town lies close to the fabulous beaches of the Baie de Somme, Le Crotoy and St Val ry.

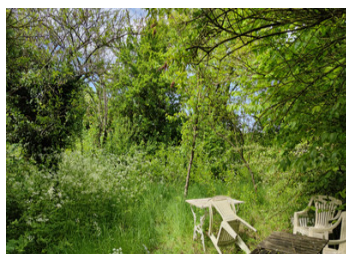


ENERGY - DPE

DPE not required.

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

Packed with original features and suffering a charm overload, this great home comprises

On the ground floor:

Entrance hall

Lounge - 5,2m x 6,7m

Dining Room with feature bar - 5,2m x 5,2m

Kitchen - 3,6m x 5,1m

Corridor leading to

Bedroom 1 - 6,7m x 4,1m

Bedroom 2 - 5,1m x 5m

Bathroom - 2,8m x 2,7m

Separate WC

Veranda - 7,5m x 5,9m

On the first floor:

Bedroom 3 - 4,9m x 4,7m

Bedroom 4 - 4,9m x 4,2m

Bedroom 5 - 3,5m x 4,8m

A path leads from the veranda to a small meadow-garden.

Viewing is by appointment only

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES