

5 bedroom home needing complete renovation set on an island at the edge of a village close to Auxi le Chateau



INFORMATION

Town:	Le Ponchel
Department:	Pas-de-Calais
Bed:	5
Bath:	2
Floor:	100 m2
Plot Size:	3000 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

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

This extraordinary home is reached by a bridge from the main garden. The main entrance goes into the large lounge with open fireplace. To the right, a corridor leads to two bedrooms and the loft entrance.

To the left of the lounge is the main bedroom and hall leading to the cellar and kitchen. Glazed doors from the kitchen open onto a riverside terrace. Beyond the kitchen is a shower room and WC

From the hall, stairs lead up to a mezzanine bedroom with views over the river and then lead up again to another bedroom and bathroom.

A large loft area runs the length of the house and is just waiting for conversion to more bedroom and bathroom space.

Outside, the gardens to the front are accessed through the gate from the road and offers parking for several cars

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: 600 EUR

Taxe habitation: EUR

NOTES