

Contemporary, family-designed architect-designed house in the middle of greenery in Moyenneville



## INFORMATION

Town:	Moyenneville
Department:	Somme
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	2000 m2

## IN BRIEF

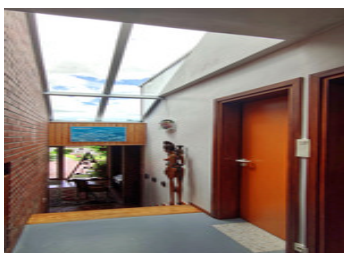
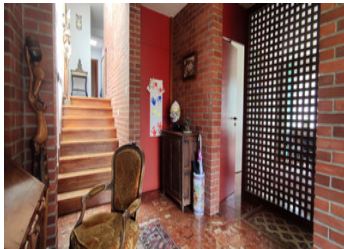
This architect-designed house from the 1980s, approximately 176m<sup>2</sup>, is located in a peaceful village in the Baie de Somme regional park, 30 minutes from the beaches (Le Crotoy, Ault, Mers-Les-Bains) and tourist sites. With immediate access to the motorway to Paris, it offers spacious, optimized comfort for a family home in the countryside yet close to everything.

The property welcomes you at the center of a beautiful 2000m<sup>2</sup> enclosed, tree-filled and orchard garden with complete privacy.

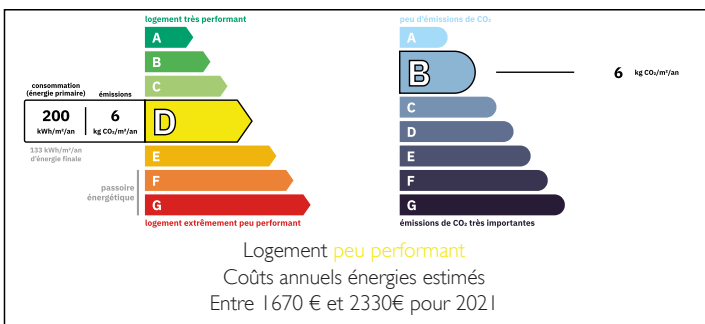
It features 4 spacious bedrooms, including a master suite with dressing room and shower, and another bedroom of 30m<sup>2</sup>, as well as an entrance office and a dressing room.

A high-quality kitchen with adjoining utility room extends from the living and dining area with its insert fireplace.

Also included: a large playroom, a 34m<sup>2</sup> garage with workshop, and a full basement.

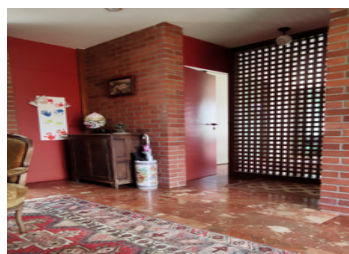


## ENERGY - DPE



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

From the entrance, the materials and the light invite you to discover it.

We quickly understand that everything has been designed for a pleasant family life, where there is no shortage of space, comfort and light.

With functional and qualitative equipment and its architecture, it perfectly combines contemporary with a cozy, very warm side.

The optimized entrance with a hidden dressing room, serves on its left, a functional office facing the garden.

On the right, a cozy living room with an insert that makes you want to relax. It is open to the living room, with large bay windows overlooking the garden.

As an extension of the living room, the modern, functional and high quality kitchen, 19m<sup>2</sup>, with its adjoining utility room equipped with a central vacuum system, gives access to a south-facing terrace.

A few steps bathed in light thanks to a glass roof lead towards the sleeping area and the toilets.

A large master bedroom of 27m<sup>2</sup> with dressing room and shower and 2 possible accesses. 2 other spacious bedrooms, a shower room with double sink, separate toilet and a very large bedroom of over 30m<sup>2</sup> (converted into a box). A cupboard running the entire length of the corridor which serves the bedrooms.

In all rooms, the windows have a clear view of the garden.

In the basement, also accessible via the kitchen, a large garage of 34m<sup>2</sup> which can accommodate 2 cars, an adjoining workshop of 33m<sup>2</sup>, and a bright games room of 28m<sup>2</sup>, with access to the garden.

From the...

## LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

## NOTES