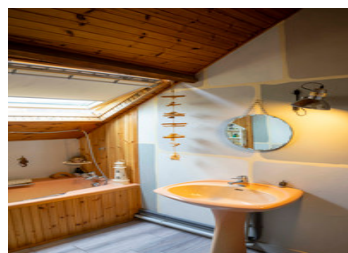


For Lovers of Character Homes



INFORMATION

Town:	Lafresguimont-Saint-Martin
Department:	Somme
Bed:	2
Bath:	1
Floor:	74 m ²
Plot Size:	1470 m ²

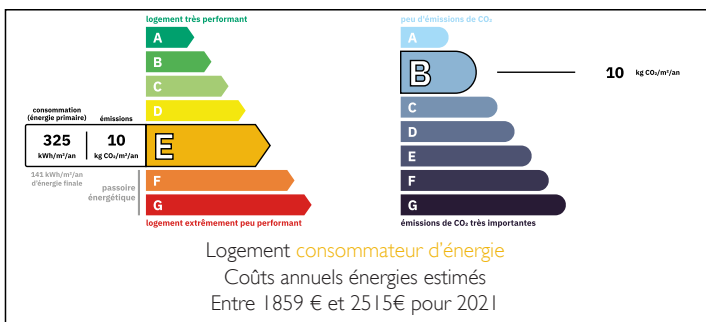
IN BRIEF

Discover this delightful small Maison de Maître with its red brick facade, nestled in a picturesque village in the Somme. Just a short distance from all amenities, it stands out for its authentic charm and impeccable condition.

An Ideal Setting

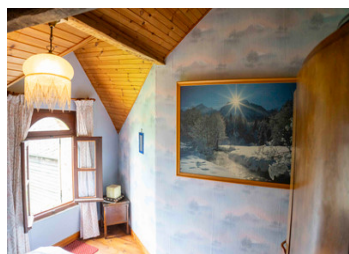
Set on a garden of approximately 1400 m², this house offers an idyllic living environment. The garden, with its two entrances, is a true haven of peace, perfect for moments of relaxation with family or friends.

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

A Warm Interior

Upon entering, you'll be captivated by the spacious, light-filled living and dining room, ideal for entertaining guests. The fully equipped kitchen, featuring a genuine, functional period bread oven, blends history with modernity, perfect for lovers of traditional cooking.

A warm home interior

Upstairs, the landing leads to two cozy bedrooms, a bathroom, and a separate toilet. These spaces have been designed to offer comfort and privacy, whether for a small family or for city dwellers seeking a charming secondary residence.

A covered garage and a cellar complete the features of this house, providing practical storage and parking spaces. This character home is a rare opportunity for those seeking a residence that combines authenticity with modern comfort, all at an affordable price. It will appeal to both families looking for a new home and city dwellers wanting to escape to a welcoming and charming country house.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES