

## 5 BEDROOM HOUSE WITH 7800 M OF LAND FULLY ENCLOSED BY WALLS



## INFORMATION

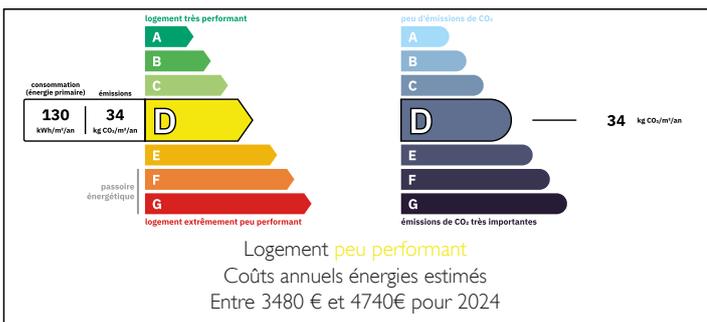
Town:	Roye
Department:	Somme
Bed:	5
Bath:	2
Floor:	380 m <sup>2</sup>
Plot Size:	7800 m <sup>2</sup>



## IN BRIEF

Discover this exceptional property of 7800 m<sup>2</sup>, a true haven of peace enclosed by walls guaranteeing absolute privacy. This majestic residence of 380 m<sup>2</sup> stands proudly on a full basement, offering spacious and well-appointed living spaces. The bright kitchen, the true heart of the house, extends over 35 m<sup>2</sup> and invites you to moments of conviviality with direct access to the large terrace. The living room, bathed in light with its 2 large bay windows, opens onto the green garden and is the ideal place to receive your guests. The entrance welcomes a billiard area for lively evenings. The TV room promises moments of relaxation with the family. Upstairs, five spacious bedrooms await its occupants, each offering a unique and warm atmosphere. The bathroom, designed for well-being, completes this floor. This property is an invitation to serenity, combining..

## 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

Roye, located in the Somme department in the Hauts-de-France region, is a city that benefits from a strategic geographical location. With coordinates of latitude 49.6988° N and longitude 2.7939° E, Roye is located at an average altitude of 88 meters. The city is easily accessible thanks to the A1 motorway, connecting the metropolises of Lille and Paris in about an hour, which represents a major asset for travel and economic development. Roye's surface area is 15.55 km<sup>2</sup>, offering its residents and visitors a pleasant living environment, between urban and rural areas. Its proximity to the prefectures of Oise and Somme, located less than 45 kilometers away, further enriches its accessibility and connections. Roye is also surrounded by several picturesque villages, such as Carrépuis, Saint-Mard, and Roiglise, adding to the cultural and historical richness of the region. The town offers a variety of services and facilities, such as schools, leisure centres and sports facilities, to meet the needs of its residents. Roye's road map is designed to facilitate traffic and parking, with clear directions for public transport and cycle routes. For those wishing to explore Roye in more detail, detailed maps are available, offering satellite views, relief maps and information on local points of interest. These resources are invaluable to residents, visitors and business travellers alike, enabling efficient orientation and planning in and around the town. Roye, with its rich heritage and advantageous geographical position, continues to play an important role in the regional fabric...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>3200 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES