

Magnificent 19th-century residence, combining refinement and comfort, with great development potential.



INFORMATION

Town:	Abbeville
Department:	Somme
Bed:	6
Bath:	1
Floor:	250 m2
Plot Size:	1556 m2



IN BRIEF

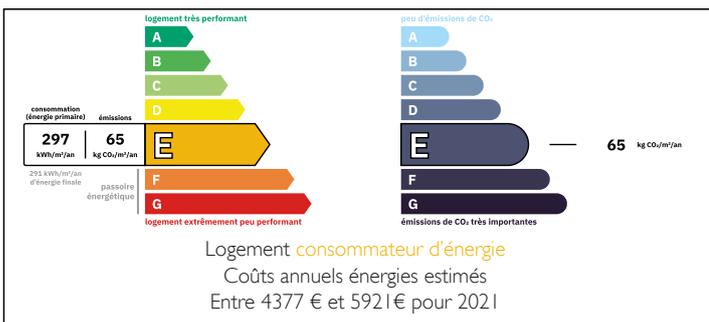
In the heart of Abbeville, yet in a peaceful setting and less than an hour from the sea, this 19th-century townhouse embodies the elegance and sophistication of its era. From the moment you enter, stunning stained-glass windows adorn the door and windows, bathing the space in soft, filtered light.

The main rooms, including the salon and dining room, feature high ceilings framed with delicate moldings. The walls are adorned with carved wood paneling and gilding, while imposing mirrors above the fireplaces reflect the abundant light.

A stunning original conservatory, bathed in natural light, provides a clear view of the garden.

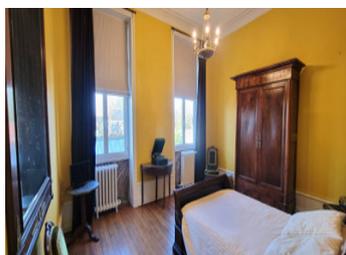
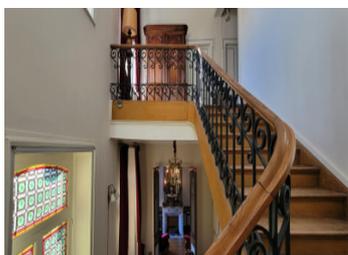
A magnificent staircase with a wrought-iron railing leads to the upper floor, where six fully renovated bedrooms combine comfort and elegance.

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

The second floor, in need of restoration, offers great potential for creating additional bedrooms or personalized spaces.

In the basement, you'll find former kitchens, cellars, and ample storage areas, with direct access to the spacious garden, which provides a private and tranquil setting.

In the garden, there is also a large garage that can accommodate two cars, along with a generous storage area, and a second smaller garage.

At the back of the garden, an old pavilion with authentic and remarkable charm awaits restoration—or not. It features herringbone parquet flooring, a subtly decorated fireplace, coffered ceilings, and a bow window.

This exceptional property is ideal for lovers of classic architecture, families seeking ample space, or investors looking to create a prestigious venue...

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

LOCAL TAXES

Taxe foncière: 4328 EUR

Taxe habitation: EUR

NOTES