

## 2 bedroom house to renovate / modernise in town centre with garage and riverside garden



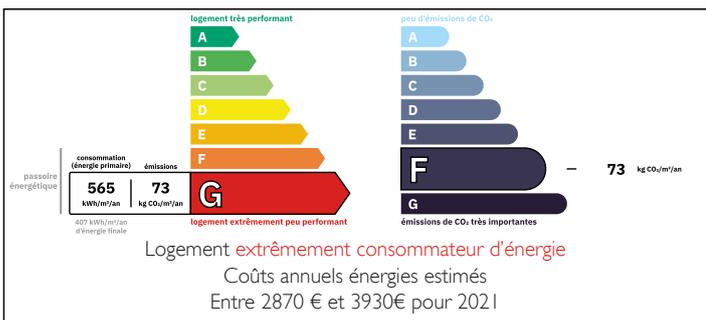
## INFORMATION

Town:	Auxi-le-Château
Department:	Pas-de-Calais
Bed:	2
Bath:	2
Floor:	60 m <sup>2</sup>
Plot Size:	388 m <sup>2</sup>

## 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



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

Ideal holiday home or first home for a couple, this town centre house offers entry from the street into Lounge - 4,5m x 5m leading to Utility Room and Shower Room - 1,3m x 5m Bedroom - 3,5m x 2,3m Kitchen - 3,5m x 2,5m with stairs leading up to Main Bedroom - 4,5m x 3,9m with en-suite Bathroom - 1,5m x 2,3m

Outside, the garden leads to the river and includes the garage (accessed from both the road and the garden), storage, an open shelter and a large barn for conversion if wanted.

Viewing is by appointment only

## LOCAL TAXES

**Taxe foncière: 306 EUR**

**Taxe habitation: EUR**

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

## NOTES