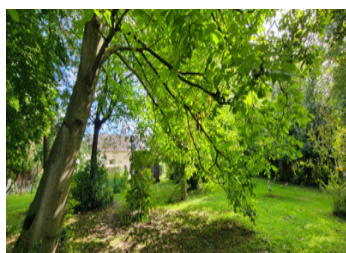


Spacious former farmhouse in a bucolic setting near the Côte d'Opale beaches



INFORMATION

Town:	Vaudricourt
Department:	Somme
Bed:	3
Bath:	2
Floor:	142.31 m2
Plot Size:	3283 m2

IN BRIEF

Just ten kilometers from the Côte d'Opale and its beaches, this charming former farmhouse of around 142 m² impresses with its authenticity and bucolic atmosphere, nestled within the Baie de Somme Regional Natural Park.

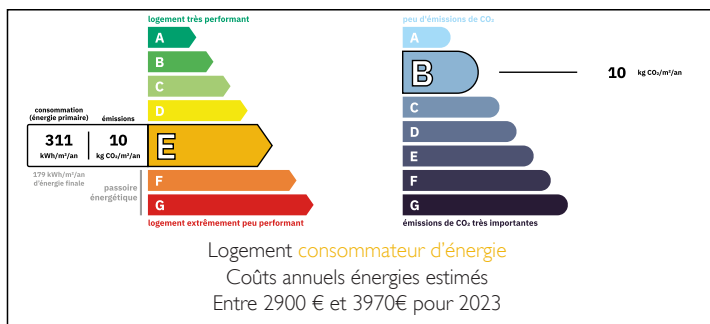
Set in the heart of a beautifully landscaped garden of over 3,000 m² with mature and fruit trees, Set in the heart of a tree-filled and fruit-bearing garden of over 3000 m², it offers a peaceful countryside environment, ideal for enjoying nature while remaining close to amenities.

The interior offers a spacious kitchen, a welcoming living area, three comfortable bedrooms, a bathroom, a shower room, and two toilets.

Outside, you will find a large workshop, several practical outbuildings for storage, a carport, and a cellar.

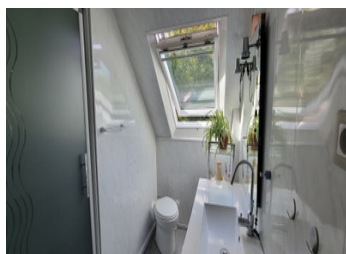
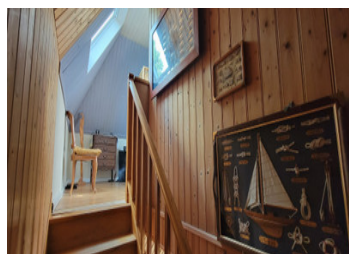
A property with no overlooking neighbors, combining charm, conviviality, and tranquility, one to discover without delay.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Hidden from view, the beautifully landscaped garden invites you in with its small pond, wooden footbridge, and former chicken coops. The entrance to the house can be made either through a practical side space leading directly to the bedrooms via a wooden staircase, or through the spacious through-kitchen of about 23 m², which opens onto the terrace overlooking the rear part of the garden.

To the left of the kitchen lies the bathroom of about 9 m² and separate toilets. To the right, the living-dining room of about 25 m² delights with its original tiled floor full of authentic charm and vertical beams, which separate a cozy office space to be fitted out according to your needs.

Upstairs, a small cozy landing leads to a hallway serving a shower room with WC and three bedrooms with fitted wardrobes: two of more than 13 m² each, and a third of around 10 m².

A house full of bucolic charm, ready to be refreshed to your taste, located close to the Côte d'Opale, the Côte d'Albâtre, and the renowned tourist sites of the Baie de Somme.

Double glazing. Roller shutters.

Electric heating + wood-burning stove.

12 south-east facing solar panels for energy resale.

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