

3 bedroom family home with garden and orchard in a large village close to major towns

EXCLUSIVE



INFORMATION

Town:	Le Boisle
Department:	Somme
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	4376 m2

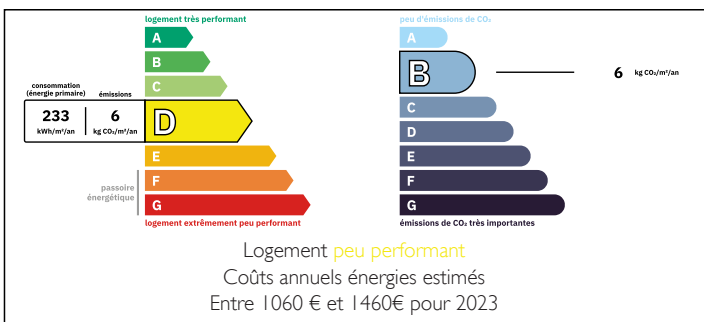
IN BRIEF

The village of Le Boisle lies on the border of the Somme and Pas de Calais and is a part of the "Parc Naturel Régional de Baie de Somme.

The nearest towns are Auxi le Chateau, Abbeville and Hesdin. Abbeville gives a direct line to Paris and Calais. There is also easy access to the A16 motorway.



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

This very pretty riverside home comprises:

On the ground floor

Entrance hall with lounge and dining area - 4,6m x 9m

Kitchen - 2,8m x 6,1m

On the mezzanine

Landing

Bathroom - 1,9m x 1,9m

Bedroom 2 - 3,6m x 4m

On the upper floor

Bedroom 1 - 44,3m²

Outside, the courtyard is surrounded by barns for conversion if wanted, a studio bedroom and second bathroom (3,5m x 1,9m).

To the rear of the courtyard is a second garden with mooring and the orchard.

Viewing is by appointment only

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

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES