

2 bedroom home on the edge of historic town and close to amenities, in need of renovation

EXCLUSIVE



INFORMATION

Town:	Cr�cy-en-Ponthieu
Department:	Somme
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	949 m2

IN BRIEF

Cr cy en Ponthieu is a medium sized town of about 1500 inhabitants set in between the major towns of Hesdin (22km) and Abbeville (20km) and close to the beaches and resorts of the Baie de Somme. Abbeville offers direct trains to Paris and Hesdin serves Boulogne and Calais.

ENERGY - DPE

DPE not required.

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

Set on the edge of the town on a quiet back road this house is an excellent and well-priced renovation project. The roof is new and it has been double glazed throughout except for the front door. Walls and roof need insulating, a heating system is required (there is gas to the house) and kitchen and bathroom need to be modernised. Upstairs, the flooring needs to be redone

The property comprises:

Ground floor

Entrance - 4,6m x 4,2m

Lounge - 4,6m x 6,5m

Kitchen - 4,6m x 4,3m

Dining Room & Office - 4,6m x 6,2m

Upstairs

Landing - 4,6m x 8,5m

Bedroom 1 - 4,6m x 4,2m

Bedroom 2 & Bathroom - 4,6m x 5,7m

Outside, the front courtyard leads round to the large rear garden with shed and summerhouse. There is also terrace accessed either from the Lounge or the garden. From the road there is also access to a garage

Viewing is by appointment

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

LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

NOTES