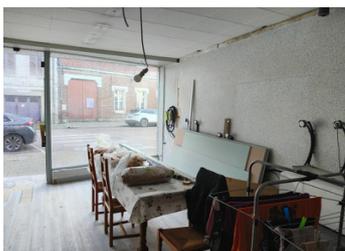


4/5 bedroom family home with garden and business potential in the town centre



INFORMATION

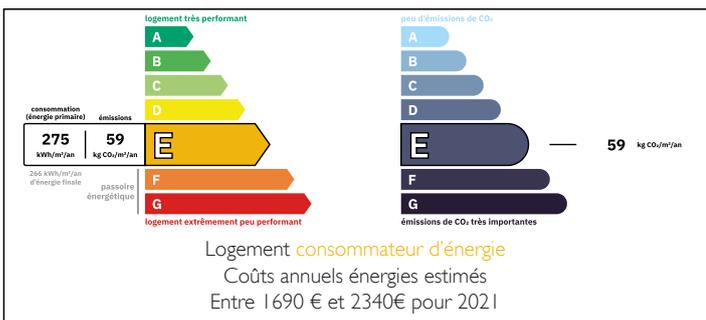
Town:	Auxi-le-Château
Department:	Pas-de-Calais
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	0 m2



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

The first entrance goes into the former Shop - 5,7m x 3,2m leading to Store Room - 3,2m x 5,1m with access to the garden

The second entrance goes into the small Entrance Hall with to the left
Lounge - 3m x 4,5m
Kitchen - 2,5m x 4m with cellar access
Shower Room

From the Entrance Hall stairs lead up to the Landing with
Bedroom 1 - 2,1m x 3,9m
Bedroom 2 - 3,6m x 5,7m with loft access
Bedroom 3 - 2,4m x 3,9m
Bedroom 4 - 2,4m x 3,4m

Outside are the
Terrace
WC
Workshop - 2,8m x 3,2m
Greenhouse - 1,6m x 6m
Garage accessed from the road and garden
Garden with lawn and planting

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: 1352 EUR

Taxe habitation: EUR

NOTES