

Charming residential complex



INFORMATION

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| Town: | Boufflers |
| Department: | Somme |
| Bed: | 11 |
| Bath: | 15 |
| Floor: | 388 m2 |
| Plot Size: | 7831 m2 |

IN BRIEF

*Main house: A separate, fully equipped kitchen, a spacious living room with a wood-burning stove, 2 bedrooms (one with a dressing room), a bathroom with shower, and a cellar.

*Second house: A fully equipped kitchen opening onto a living room with a pellet stove, 2 bedrooms (one on the ground floor), a shower room, and a private terrace.

*Large gîte: Living area with an open-plan kitchen, 3 bedrooms, 2 shower rooms, and a covered terrace.

*Studio: Living space with a fully equipped kitchen, a shower room, and a private garden.

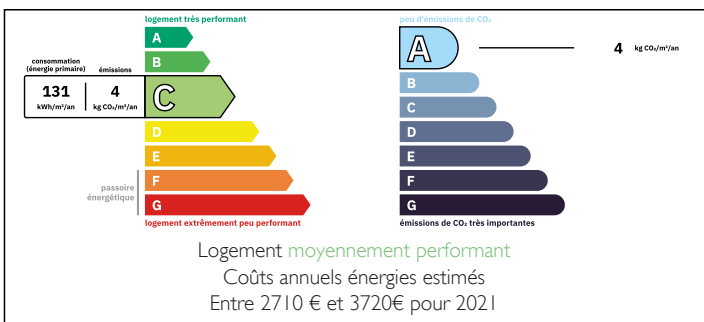
*4 guest rooms with en-suite shower rooms, and a shared living area with a kitchen.

*Private parking. *10 x 5 m swimming pool, covered and heated (28°C) by a heat pump.

*Laundry room, ironing room, and optimized storage areas.

*A barn and an outbuilding.

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

Gîtes and Bed & Breakfast with High Potential.

Located in the heart of a bucolic and unspoiled setting, a short distance from the Bay of Somme and the Opal Coast, this vast estate of 388 m² of living space offers a rare opportunity on the market. A former farmhouse, carefully renovated on 7831 m² of enclosed land, this property combines private comfort with a thriving tourism business.

Private Spaces: Two Characterful Dwellings.

The estate comprises two separate houses, offering great flexibility of use:

Main House: A separate fitted kitchen, a large living room with a wood-burning stove, two bedrooms (one with a dressing room), a bathroom with shower, and a cellar.

Second House: A fitted kitchen opening onto a living room with a pellet stove, two bedrooms (one on the ground floor), a shower room, and a private terrace. Currently occupied by the owners, it could easily be converted into an additional gîte.

Accommodation Capacity: A complex for 40 people.

The infrastructure dedicated to the gîte and bed and breakfast business is ready to use and sold fully furnished and equipped:

Large Gîte (9-11 people): Living room with open-plan kitchen, 3 bedrooms, 2 bathrooms, and covered terrace.

Studio (3-5 people): Living area with equipped kitchen, bathroom, and private garden.

Flexible Space (12-15 people): 4 guest rooms with private bathrooms, arranged around a shared living area with kitchen (room rental or group accommodation). **Unique Accommodations:** Two gypsy caravans (2 people each) with terraces, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES