

OLD RENOVATED FARM WITH OUTBUILDINGS

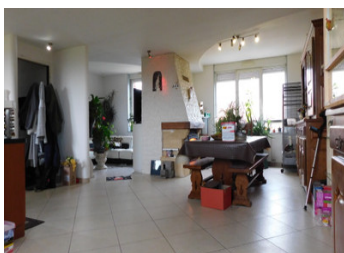


INFORMATION

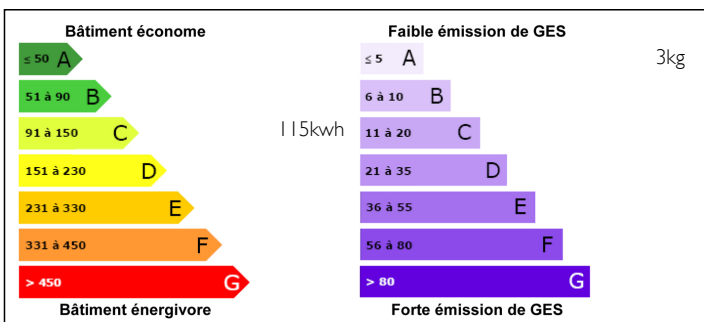
Town:	Villers-lès-Roye
Department:	Somme
Bed:	8
Bath:	1
Floor:	235 m2
Plot Size:	4531 m2

IN BRIEF

Property located in Villers les Roye, a town located in the department of the Somme (80) and the Hauts-de-France region near Roye and the A1 motorway entrance (< 5 kms). On a plot of 4531 m² authentic renovated farmhouse with large outbuildings +/- 500 m² with redone roofs benefits from a large interior courtyard of more than 1500 m². Two separate entrances provide access to the house. The corridor distributes a laundry room, an office (15.47 m²), billiard room (16.28 m²), an airlock, toilets, a bathroom with shower, a bedroom (15.04 m²) fitted and equipped open kitchen, living room / living room (59 m²) with insert. (3 bedrooms possible on the ground floor) Upstairs: relaxation landing area and technical room (14 m²) a corridor distributes 5 bedrooms from 9.14 m² to 14.50 m². Equipment: pellet boiler from 2022, solar water heater for domestic hot water, wood insert in the living room and...



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 foncière: 1629 EUR

NOTES

DESCRIPTION

Nearby highways

- A1: Interchange n°2 Roye 2.8 km, A29 17.3 km, Interchange n°1 Compiègne-Nord 20.6 km.
- A29: Link to A1 and TGV station exit 17.3 km, Interchange n°2 Villers-Bretonneux 22.5 km, Interchange n°4 Athies 23.5 km.

Airports and airfields near Villers-lès-Roye

- Amiens-Glisy airport 31 km away
- Beauvais-Tillé Airport 53 km away
- Paris-Charles-de-Gaulle Airport 78 km away

The town of Villers-lès-Roye is located in the Hauts-de-France region.

Paris: 104 km

Lille: 106 km

Saint-Quentin, Amiens, Dieppe, Fécamp, Etretat, Le Havre, Honfleur... The A29 takes you to the gates of many privileged destinations.

On an east-west axis, the A29 motorway connects the A26, from Saint-Quentin, to the A13 in Normandy,

The A1 motorway is the main axis linking the Paris region to Northern Europe, via Belgium. Connected to the A26 motorway, it also allows you to reach the port of Calais to embark for England.

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