

Charming house in a quiet environment, with nice garden and open views

EXCLUSIVE



INFORMATION

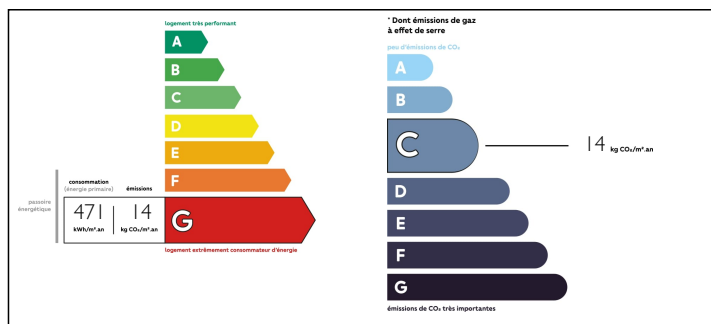
Town:	Bettembos
Department:	Somme
Bed:	3
Bath:	1
Floor:	50 m2
Plot Size:	660 m2

IN BRIEF

Located in a dead end, away from the street, this house offers you a peaceful and pleasant living environment. You will be able to take advantage of a closed ground on the front of the property, which can accommodate 2 to 3 cars, as well as a terrace on the back, overlooking a raised and flowered garden. You will also appreciate the dining area near the barbecue, ideal for your moments of conviviality, and the natural view of the surrounding pastures. Some renovations to be expected.



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 charming property is located 13 minutes from Poix-de-Picardie, 35 minutes from Amiens, 40 minutes from Abbeville, 1 hour from Tréport and its beach, 1 hour from Dieppe, 1h45 from Calais and Paris and is composed of:

On the ground floor

Living room/kitchen □ 20.6 m², bright and functional

Bedroom 1 □ 9 m²

Shower room □ 8 m²

Upstairs

Bedroom 2 □ 4.6 m²

Bedroom 3 □ 7.5 m²

Attic □ 19.3 m² convertible

LOCAL TAXES

Taxe foncière: **203 EUR**

Habitable immediately, under certain conditions, the owner leaves the furniture and equipment.

(furniture, beds, household appliances, lawn mower, hedge trimmers, gardening equipment, etc.)

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

NOTES