

Charming 5 bedroom family home with garden on quiet road off the centre in this historic town

EXCLUSIVE

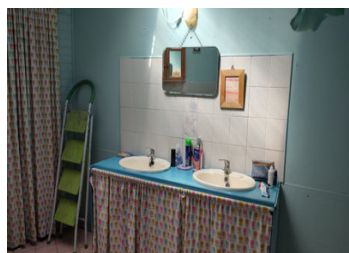


## INFORMATION

Town:	Cr�cy-en-Ponthieu
Department:	Somme
Bed:	5
Bath:	1
Floor:	100 m2
Plot Size:	719 m2

## IN BRIEF

The beautiful and hisitoric market town of Crecy en Ponthieu is probably best known as the site of one of the first battles (1346) of the 100 Years War. A tourist area in its own right, the town lies close to the fabulous beaches of the Baie de Somme, Le Crotoy and St Val ry.

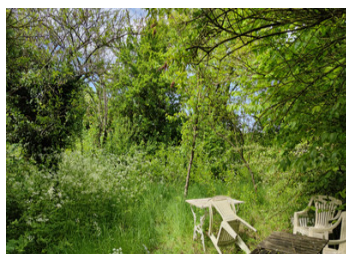


## ENERGY - DPE



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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

Packed with original features and suffering a charm overload, this great home comprises

On the ground floor:

Entrance hall

Lounge - 5,2m x 6,7m

Dining Room with feature bar - 5,2m x 5,2m

Kitchen - 3,6m x 5,1m

Corridor leading to

Bedroom 1 - 6,7m x 4,1m

Bedroom 2 - 5,1m x 5m

Bathroom - 2,8m x 2,7m

Separate WC

Veranda - 7,5m x 5,9m

On the first floor:

Bedroom 3 - 4,9m x 4,7m

Bedroom 4 - 4,9m x 4,2m

Bedroom 5 - 3,5m x 4,8m

A path leads from the veranda to a small meadow-garden.

Viewing is by appointment only

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

## LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: 1000 EUR

## NOTES