

Pretty 3 bedroom home with garden close to the town centre and all amenities



INFORMATION

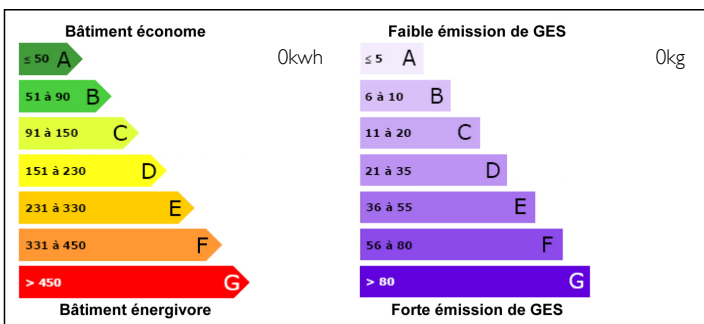
Town:	AUXI LE CHATEAU
Department:	Pas de Calais
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	200 m2

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

This super little home comprises

On the ground floor:

Lounge - 2.7m x 4.3m

Kitchen - 2.7m x 3.2m

Dining Room - 3.2m x 3.8m

Cellar - 2.2m x 3.3m

WC

Bathroom

Courtyard - 3m x 3.6m

Converted barn - 5.7m x 5.8m

On the first floor:

Bedroom 1 - 3m x 4.5m

Bedroom 2 - 3m x 2.2m

Mezzanine Bedroom 3 - 3m x 3.5m

Outside the garden is approximately 200m²

Viewing is by appointment only and with the agent.

LOCAL TAXES

Taxe foncière: **370 EUR**

NOTES