

3 bedroom family home with courtyard parking for 8 cars, large garden outbuildings and lake



## INFORMATION

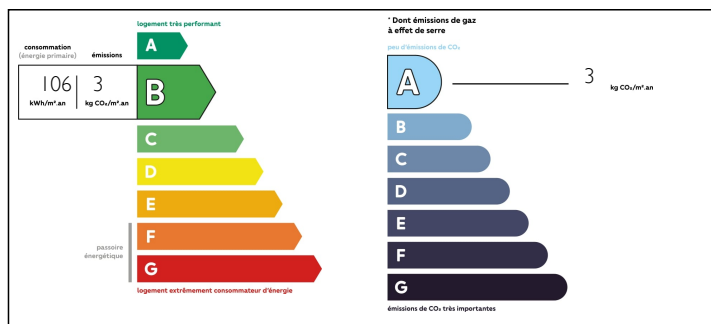
Town:	Vitz-sur-Authie
Department:	Somme
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	5500 m2

## IN BRIEF

The quiet village of Vitz sur Authie lies on the river Authie on the borders of the Somme and Pas de Calais. The river rises to the east of Doullens and winds its way to the sea in the Baie de l'Authie between the popular holiday resorts of Berck sur Mer (43km) and Fort Mahon Plage (45km).

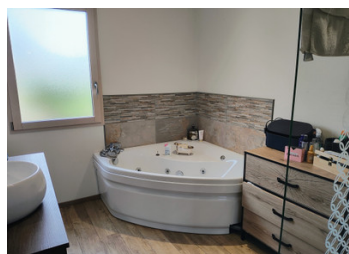


## ENERGY - DPE



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 large, modern, family home is set in almost an acre and a half of land including its own lake.

The courtyard to front is accessed by remote controlled gates and from there into the

Entrance Hall - 2,8m x 4,5m

Sejour - 8m x 8m

Glazed veranda - 6,7m x 7m

Fully equipped kitchen - 5,4 x 3,6m

Rear Kitchen / Utility Room - 2,9m x 3,2m

Bedroom 1 - 4,7m x 3,4m with

En-suite bathroom - 3,1m x 2,5m

Staircase leads from the sejour to

Landing - 3,4m x 5,4m

Bathroom - 1,9m x 3,6m

Bedroom 2 - 4,2m x 2,7m

Bedroom 3 - 4,1m x 2,5m

Outside there is a terrace for those days in the sun and two storage units. The land is mainly grass leading down to the tree lined lake.

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

## NOTES