

Very attractive C18, fully renovated, 3 bedroom family home close to the market town of Doullens

EXCLUSIVE



INFORMATION

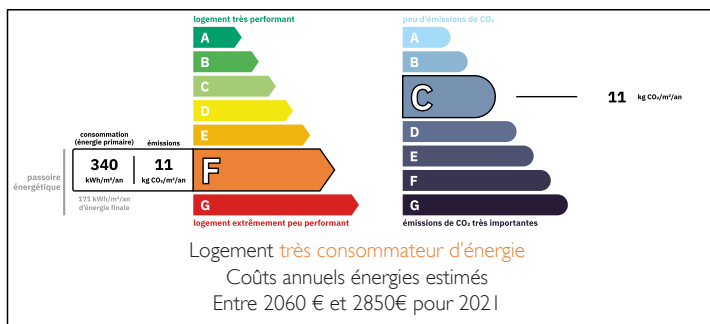
Town:	Grouches-Luchuel
Department:	Somme
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	719 m2

IN BRIEF

The twinned village of Grouches-Luchuel lies in the borders of the Somme and Pas de Calais on the main route between Doullens and Arras. Doullens, a pretty market town, is 5,5km (10 mins) while Arras is 40km (40 mins). The historic centre of Amiens is 40km. Both Arras and Amiens have mainline stations to Paris and a TGV service. By road, both towns are served by the motorways A16 (Amiens) and A26 (Arras).



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

Probably one of the oldest houses in the village, dating from 1750, this fully renovated and modernised family home comprises:

On the Ground Floor

Entrance / Lounge - 4,6m x 4,2m (with cellar access)

Kitchen - 6,7m x 6,1m

Storeroom - 6,5m x 5,7m

Bedroom 1 - 3,5m x 4,8m with en suite shower room

On the First Floor

Landing - 4,3m x 3,8m

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

Bedroom 3 - 4,6m x 4,9m with en suite bathroom

Outside the garden is laid to grass with hedges and trees

Viewing is by appointment

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

LOCAL TAXES

Taxe foncière: 362 EUR

Taxe habitation: 331 EUR

NOTES