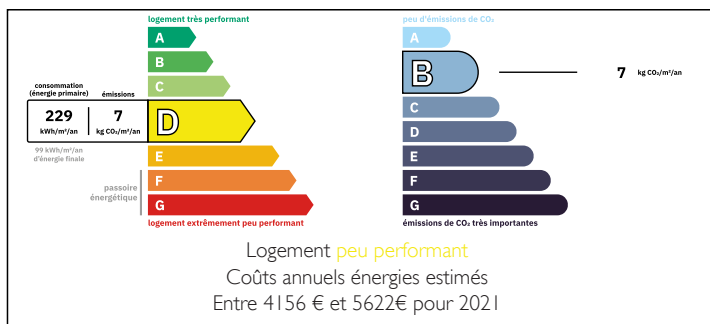


303 m property with an independent 150 m stable building



ENERGY - DPE



INFORMATION

Town:	Molliens-Dreuil
Department:	Somme
Bed:	7
Bath:	2
Floor:	303 m ²
Plot Size:	1902 m ²

IN BRIEF

Spacious, character-filled family home – 303 m² of living space, 150 m² outbuilding, and 1,902 m² of grounds

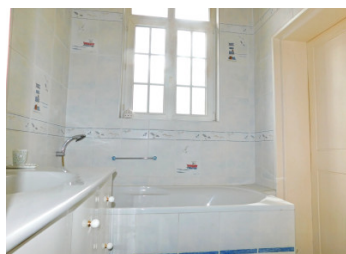
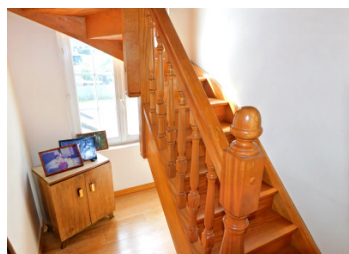
Located in Molliens-Dreuil, this authentic character home built in 1902 appeals with its generous proportions, period charm, and significant potential for customization. Situated in a ****quiet, private setting**** with no overlooking neighbors, it offers approximately 303 m² of living space on a 1,902 m² plot, featuring a North-South orientation.

The house offers an ideal layout for a large family or a professional venture: 7 bedrooms, 2 living rooms, 2 dining rooms, a separate kitchen, 1 bathroom, 2 shower rooms, 3 toilets, and converted attic space. A garage and parking space for up to 5 vehicles complete the property.

The estate also includes an ****outbuilding of**

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.



NOTES

DESCRIPTION

Spacious family home with character – 303 m² of living space, 150 m² outbuilding, and 1,902 m² of grounds

Location and access

Namps-Quevauvillers train station: approx. 11 km.

Poix-de-Picardie train station: approx. 12 km.

Amiens train station (TER, TGV to Paris and Lille): approx. 21 km.

A16 motorway access: approx. 8.6 km.

Amiens-Henry Potez Airport: approx. 48 km.

Ports and coast

Saint-Valery-sur-Somme: approx. 50 km

Le Tréport: approx. 70 km

Dieppe: approx. 85 km

Calais: approx. 140 km

Ideally located in Molliens-Dreuil, this property enjoys quick access to major transport routes and cross-Channel ports: Dieppe is about 1 hour 15 minutes away, Le Havre 1 hour 30 minutes, and Calais just 2 hours 15 minutes. This is a significant advantage for international families, second-home owners, or those planning tourism ventures aimed at British and European clientele.

Ideally located in Molliens-Dreuil, this property offers a peaceful setting while remaining perfectly connected. The Namps-Quevauvillers train station is just 11 km away, Poix-de-Picardie is 12 km away, and Amiens is about 20 minutes away. Access to the A16 motorway is less than 10 km away, making travel to Paris, the Picardy coast, and northern France easy. The beaches and port of Saint-Valery-sur-Somme can be reached in under an hour, while Amiens-Henry Potez Airport is approximately 48 km away. Molliens-Dreuil – An authentic property with spacious interiors and great potential

Discover this beautiful home full of character, built in 1902 and located in the village of Molliens-Dreuil, in a quiet, unspoiled setting.

With approximately 303 m² of living space, this