

Property with 3 independent buildings and an indoor counter-current swimming pool



## INFORMATION

Town:	Villers-sur-Authie
Department:	Somme
Bed:	7
Bath:	6
Floor:	360 m <sup>2</sup>
Plot Size:	2034 m <sup>2</sup>

## IN BRIEF

Charming house – 10 rooms – 256 m<sup>2</sup>

From the moment you enter, you'll be captivated by the generous proportions and abundant natural light of this house.

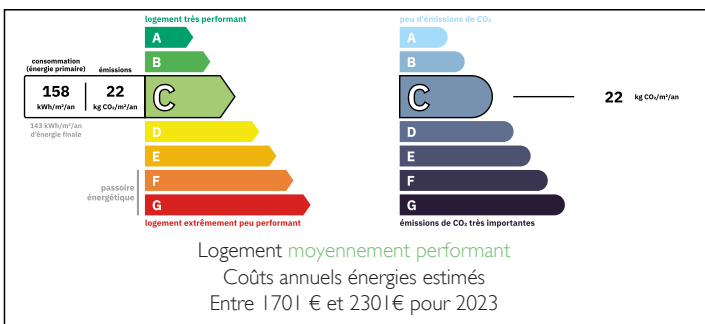
On the ground floor, you'll find:

- A welcoming entrance hall
- A spacious dining room with an open-plan, inviting, and functional kitchen
- A large, bright veranda offering pleasant views of the garden
- An office, ideal for working from home
- Two bedrooms
- A shower room and a bathroom
- A separate WC

Upstairs, a landing leads to:

- Two additional bedrooms
- A shower room
- A WC

## 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.

and friends.



## DESCRIPTION

Charming house – 10 rooms – 256 m<sup>2</sup>

Our agency presents this superb, charming property, ideally located just 5 minutes from Rue and in close proximity to the beaches of Quend, Fort-Mahon, and the Bay of Authie.

From the moment you enter, you will be captivated by the generous proportions and abundant natural light of this house.

On the ground floor, you will find:

- A welcoming entrance
- A spacious dining room with an open-plan kitchen, both inviting and functional
- A large, bright veranda offering pleasant views of the garden
- An office, ideal for working from home
- Two bedrooms
- A shower room and a bathroom
- A separate WC

Upstairs, a landing leads to:

- Two further bedrooms
  - A shower room
  - A WC
  - A third bedroom with a private sink and WC, perfect for a suite or a separate living space
- The property also benefits from two high-quality outbuildings:

- The first is dedicated to wellness, including a sauna, massage room, and relaxation area
  - The second offers an above-ground swimming pool with a counter-current system, a large multipurpose room, and a separate one-bedroom apartment with a living room and open-plan kitchen, bedroom, bathroom, and private terrace
- Outside, you will enjoy a magnificent landscaped garden, a true haven of greenery in a bucolic setting, perfect for relaxation and family time or with friends.

A rare find in this area, ideal for a primary residence, a second home, or a tourism project.

Don't miss out!

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## LOCAL TAXES

Taxe foncière: 1732 EUR

## NOTES