LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43404NAC80 Price: 511 000 EUR

agency fees to be paid by the seller

**A superb set of three houses in a picturesque setting just a stone's throw from the Opal Coast.**







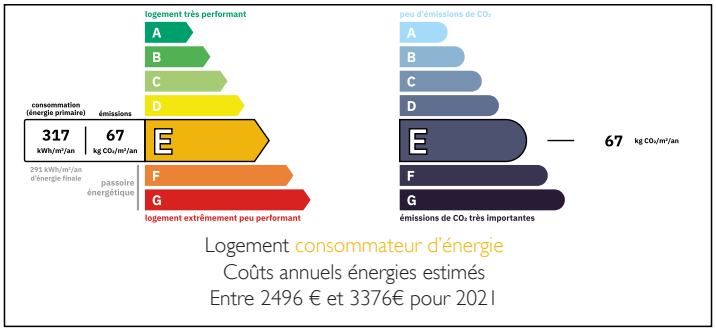








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2496 € et 3376€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Noyelles-sur-Mer |
| Department: | Somme |
| Bed: | 8 |
| Bath: | 4 |
| Floor: | 274 m2 |
| Plot Size: | 2952 m2 |

## IN BRIEF

In the heart of the Bay of Somme Nature Reserve, discover this charming property comprising three independent houses set within almost 3,000 m² of landscaped and tree-filled grounds, in a peaceful hamlet just a few kilometres from Noyelles-sur-Mer.

The main house, a former hunting lodge of approximately 120 m², fully renovated in 2016, combines modern comfort with the character and charm of a period property: including original tiled flooring, a large open brick fireplace in the living room and wooden floors upstairs.

On either side, two single-storey cottages (approx. 75 m² each), with high ceiling, were also renovated to offer comfortable accommodation, including suitability for guests with reduced mobility.

An ideal opportunity for a gîte or guest house project, located in a highly sought-after tourist area,

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1065 EUR** |

## NOTES

## DESCRIPTION

Detailed description

The main house offers two possible entrances: either through a warm and welcoming living room of around 18 m², featuring an original tiled floor and a charming period fireplace, or through the fully fitted and equipped kitchen of approximately 20 m².

The kitchen also benefits from a utility/laundry area of about 7 m² and separate toilets.

Also on the ground floor:
- one bedroom of over 13 m²
- one shower room with WC (approx. 7 m²).

On the first floor:
- two bedrooms of approximately 15 m² and 11 m²
- one shower room with WC

On the second floor:
- a bright bedroom of approximately 15 m².

The two independent cottages
Located on either side of the main house, each cottage includes:
- a bright living area with lounge and fully fitted open-plan kitchen
- direct access to a wooden terrace
- two comfortable bedrooms
- a shower room with WC.

Outdoor areas and additional features
The property sits on a pleasant landscaped and partly wooded plot, offering several intimate outdoor seating areas ideal for relaxing.

Additional features include:
- a boiler room
- a cellar
- an internal courtyard with parking for several vehicles.

Comfort and technical features
- Oil and electric heating for the outbuildings
- Micro-station drainage system