LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43653LLC80 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)

MAISON INDIVIDUELLE AVEC GARAGE ET JARDIN A LA CAMPAGNE















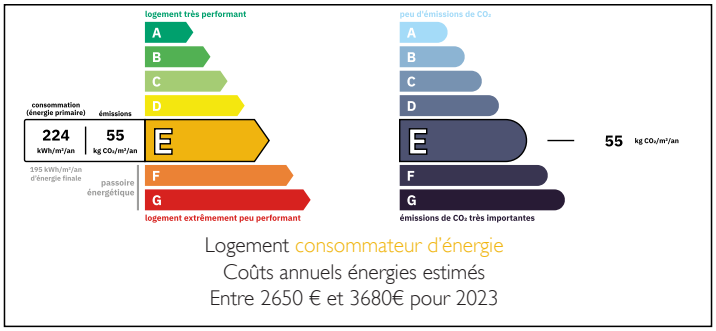
INFORMATION

Town:	Contay
Department:	Somme
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	509 m2

IN BRIEF

Family home of 124 m² with garden and swimming pool – Contay (80560)
Address: 80560 Contay
Located in the heart of the charming village of Contay, this detached house of 124 m² of living space, built on a plot of 509 m², will appeal to buyers looking for a peaceful living environment, combining comfort, space and proximity to nature.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2650 € et 3680€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43653LLC80 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**675 EUR**

NOTES

DESCRIPTION

Family home of 124 m² with garden and swimming pool – Contay (80560)
Address: 80560 Contay
Located in the heart of the charming village of Contay, this detached house of 124 m² of living space, built on a 509 m² plot, will appeal to buyers looking for a peaceful living environment, combining comfort, space, and proximity to nature. Presented in good general condition, this property represents an ideal opportunity for a family or for a primary residence project in the countryside, without sacrificing essential amenities.

A calm and pleasant environment
Situated in a quiet residential area, the house benefits from a privileged setting. The town of Contay offers a serene atmosphere, conducive to relaxation and well-being. The surrounding natural spaces invite walks, outdoor activities, and a healthy lifestyle, far from the hustle and bustle of the city.

Despite its tranquility, the village benefits from an efficient transport network, providing easy access to neighboring towns and their employment hubs. Local shops, schools, and essential services are readily available, making daily life pleasant and convenient.

A spacious and well-designed house
With 124 m² of living space, the house comprises four main rooms, including three comfortable bedrooms, perfectly suited for family life or a home office.

The interior layout is designed to promote a welcoming and fluid flow of spaces.

• The bright living room offers a true relaxation area, bathed in natural light.

• The adjoining dining room provides a warm and inviting space for entertaining family and friends.