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Ref: A44496AMO80 Price: 519 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (490 000 EUR without fees)

Manor House and Exceptional Park: A Natural Haven in the Heart of the Somme Valley















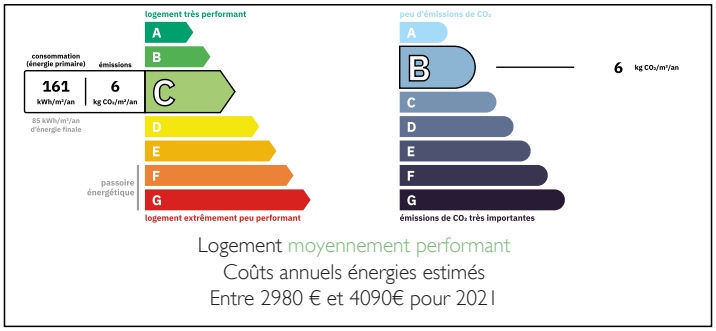
INFORMATION

Town:	Hangest-sur-Somme
Department:	Somme
Bed:	5
Bath:	2
Floor:	203 m2
Plot Size:	3786 m2

IN BRIEF

Set within a beautifully preserved environment where nature seems thoughtfully curated, this elegant brick-and-stone manor house offers nearly 200 sqm of living space surrounded by an exceptional 3,786 sqm landscaped park.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2980 € et 4090€ pour 2021

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.

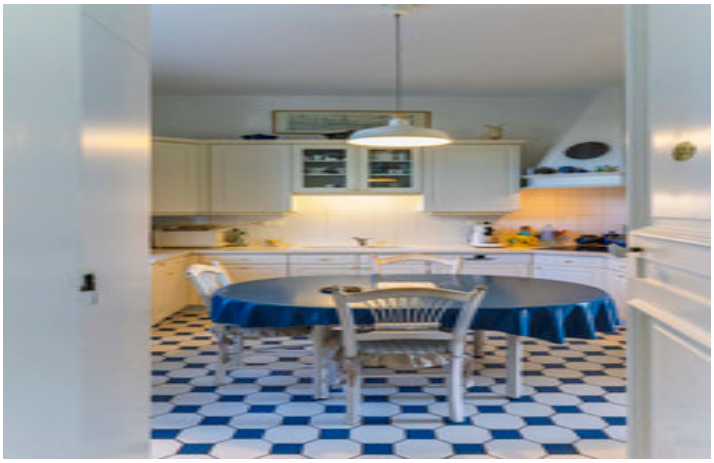
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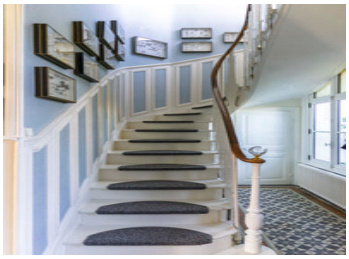
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LOCAL TAXES

Taxe foncière:	**1196 EUR**

NOTES

DESCRIPTION

From the moment you arrive, the charm is undeniable. Behind its timeless façade, this family residence reveals the harmonious proportions and classic layout that define fine French bourgeois homes. Each room naturally finds its place, creating a graceful flow and a serene atmosphere throughout.

The ground floor features a spacious entrance hall leading to a welcoming kitchen and two elegant reception rooms. Filled with natural light, these living spaces are equally suited to large family gatherings and quieter moments overlooking the park.

On the first floor, a study, two bedrooms and a bathroom provide comfortable and refined accommodation. The second floor offers three additional bedrooms and a second bathroom, ensuring ample space for family and guests alike.

The house also benefits from a full basement, including a wine cellar, workshop, and storage room. A detached garage with space for two vehicles completes the property. Heating via a heat pump gives it an energy performance rating of C.

While the residence is appealing for its architecture and impeccable condition with no work required and a recently installed heat pump providing modern, energy-efficient comfort, it is undoubtedly the park that gives the property its truly exceptional character.

Here, every stroll feels like stepping into a world apart. The garden has been designed as a living landscape, combining carefully planned vistas, beautifully arranged flower beds and remarkable tree species. Majestic century-old trees watch over the grounds, while a gently flowing stream meanders through the property, bringing the soothing sound of water and...