LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44836TIS80 Price: 126 373 EUR

agency fees to be paid by the seller

2 bedroom house ideal first time home or holiday home with gardens to front and rear in historic village















INFORMATION

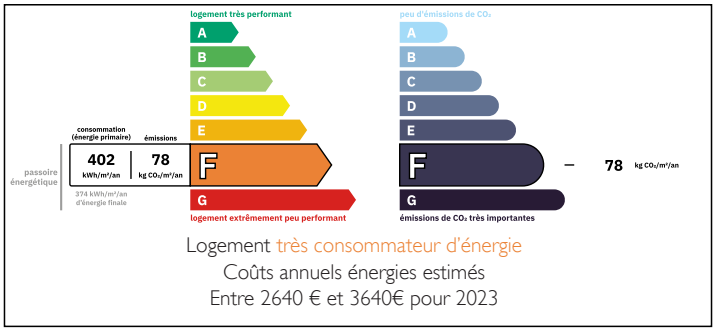
Town:	Lucheux
Department:	Somme
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	931 m2

IN BRIEF

The historic village of Lucheux lies in the borders of The Somme and Pas de Calais. Nearby are the market towns of Doullens, Frévent and Avesnes le Comte.

Calais is 133km (1,5h) and the main centre of Arras 34km with direct trains to Paris. Amiens is also only 37km again with direct trains to Paris

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2640 € et 3640€ 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.
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DESCRIPTION

This home comprises
a beautiful, light-filled living / dining room with a fireplace - 4m x 4m
a practical kitchen - 2,7m x 2,8m
with a utility room
shower room with a toilet
two bedrooms - 4m x 2,3m & 4m x 3,2m
one of which has a walk-in wardrobe.

Outside, a lovely garden with trees, all set on fully enclosed grounds running down to the river, ideal for enjoying sunny days in complete tranquillity.
Please note: the upper floor, not included in the living area, offers potential for further conversion.
Viewing is by appointment

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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