

Approx 200m2 of ground floor commercial space with another 160m2 of 1st floor space to convert living / office



## INFORMATION

Town:	Cr�cy-en-Ponthieu
Department:	Somme
Bed:	0
Bath:	0
Floor:	199 m2
Plot Size:	1487 m2

## IN BRIEF

Cr cy en Ponthieu is a medium sized town of about 1500 inhabitants set in between the major towns of Hesdin (22km) and Abbeville (20km) and close to the beaches and resorts of the Baie de Somme. Abbeville offers direct trains to Paris and Hesdin serves Boulogne and Calais.



## 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.



## DESCRIPTION

Until recently, a full medical centre and currently home to a kinesth rapeute practice, this impressive building comprises

Main entrance corridor with staircase to the 1st floor

Cabinet 1 - 20m2

Soins - 10m2

Radio - 9m2

Cabinet 2 - 20m2

Cabinet 3 - 20m2

Soins 2 - 8m2

Waiting Room - 45m2

WCI

Storage

Office - 13m2

Treatment Room - 30m2

Waiting Room 2 - 14m2

WC 2

Storage

Boiler Room - 6m2

On the first floor is a large open loft space to convert - 161m2

Outside there is parking to the front and rear

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Information about risks to which this property is exposed is available on the G orisques website : <https://www.georisques.gouv.fr>

## NOTES