

Family home or vacation home, 2 homes for the price of one

EXCLUSIVE



## INFORMATION

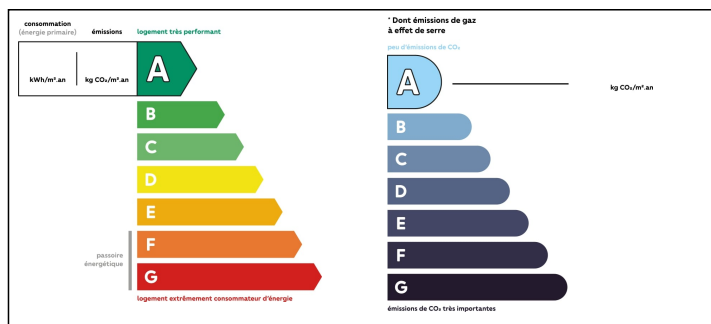
Town:	Estrées-lès-Crécy
Department:	Somme
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	2577 m2

## IN BRIEF

Farmhouse in a small village of Estrées-lès-Crécy, 7 minutes from Le Boisle(5km), 20 minutes from Abbeville (22km), 1 hour Amiens (57km), 43 minutes to Berck (35km), 40 minutes to Fort Mahon-Plage (34km) large yard with fruit trees, roses and grapes

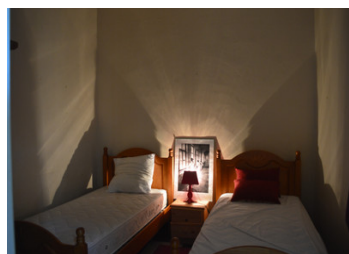


## ENERGY - DPE



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

2 separate lodgings each with 2 bedrooms.

The more recently renovated side has a kitchen, living room, large bedroom with decorative fireplace, 2nd bedroom, laundry room, and bathroom with walk-in shower

the second lodgement has a kitchen, living room sitting room, office nook, bathroom, 2 bedrooms, access to a vaulted basement, and stairs to the attic that can be converted to further bedroom space

There are also other dependences on the property including a large hanger

all situated on a little more than half an acre of land (2577m2)

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

## NOTES