

Charming country house located in a quiet area far from the hustle and bustle of everyday life



## INFORMATION

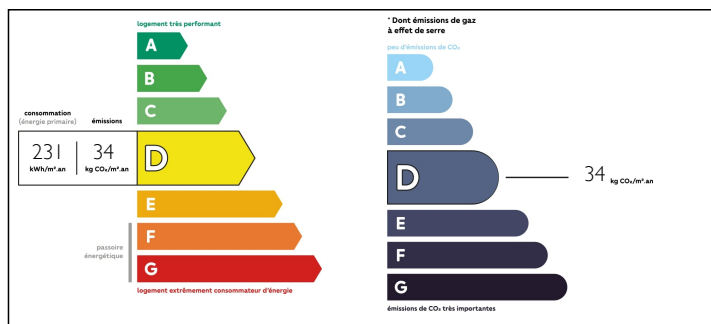
Town:	Bettembos
Department:	Somme
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	877 m2



## IN BRIEF

This house offers you a peaceful and pleasant living environment because it is located in a dead end, away from the street. You can enjoy enclosed grounds with a veranda at the front of the property, as well as a winter garden at the back, overlooking a garden with trees and flowers.

## 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

This charming property is located 13 minutes from Poix-de-Picardie, 35 minutes from Amiens, 40 minutes from Abbeville, 1 hour from Tréport and its beach, 1 hour from Dieppe, 1h45 from Calais and Paris and is composed of:

On the ground floor

Living room/dining room □ 42,8 m<sup>2</sup>

Kitchen □ 8,2 m<sup>2</sup>

Shower room □ 7 m<sup>2</sup>

Upstairs

Bedroom 1 □ 14 m<sup>2</sup>

Bedroom 2 □ 13 m<sup>2</sup>

Bedroom 3 □ 15,7 m<sup>2</sup>

Landing room □ 13,9 m<sup>2</sup>

Veranda □ 17,8 m<sup>2</sup>

Winter garden □ 21,2 m<sup>2</sup>

Terrace □ 29 m<sup>2</sup>

Garage □ 23 m<sup>2</sup>

Hangar □ 17 m<sup>2</sup>

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

## LOCAL TAXES

**Taxe foncière: 350 EUR**

## NOTES