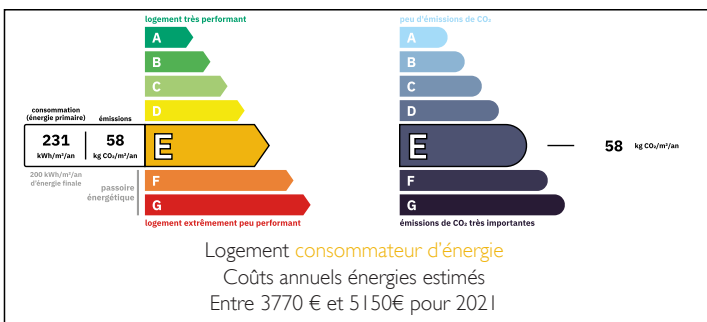


Authentic Picard farmhouse renovated with charm + independent annex on a 2800 m plot of land.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mons-Boubert
Department:	Somme
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	2815 m2

IN BRIEF

Located in a lively village near the historic town of Saint-Valéry-sur-Somme, this 200 m² Picardy farmhouse blends authenticity, comfort, rural charm, and conviviality.

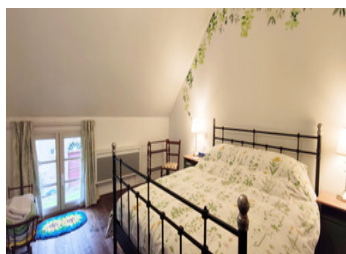
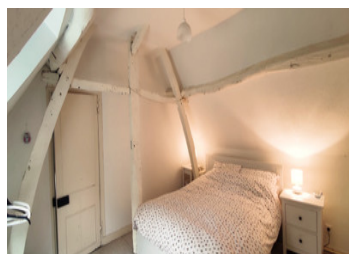
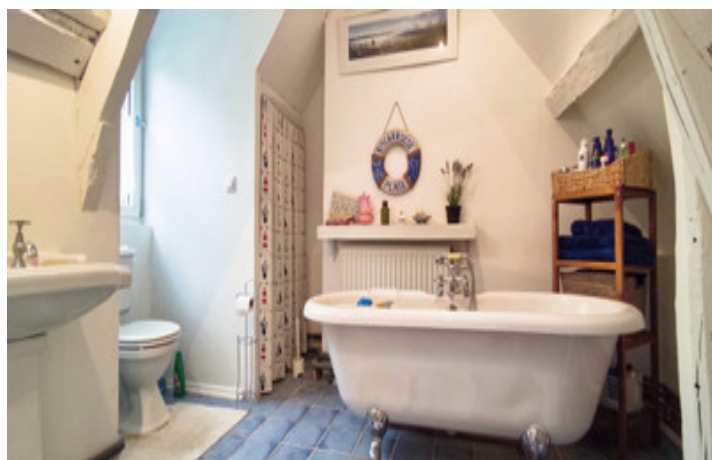
Largely renovated, it offers a warm and welcoming interior. Original materials have been preserved and enhanced: exposed beams throughout, fireplaces in the living room and office, traditional terracotta tiles in the kitchen, and converted attic space with four bright, welcoming bedrooms.

The property is set around a 2,800 m² enclosed garden with a hilltop orchard. Outbuildings—including a wattle-and-daub barn, an old henhouse, and a former stable—add to its unique character.

A key feature: the fully restored former dairy, tastefully converted into an independent space, perfect for hosting family and friends or launching a

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.



LOCAL TAXES

Taxe foncière: 908 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the entrance, a spacious and inviting 22 m² kitchen, full of authentic charm, sets the tone for the warmth and comfort that define this home.

Continuing this harmonious layout, a bright 26 m² living room, featuring a fireplace and alcoves, offers a refined yet cozy relaxation space.

Designed for easy single-level living, this floor also includes a welcoming bedroom, a 15 m² office and a functional bathroom.

The preserved adjoining former stable remains an extensive rustic space, ideal for storage or conversion into a workshop.

A beautifully restored 22 m² vaulted cellar houses the boiler room with two fuel tanks.

Upstairs, accessible from both sides of the house, four adjoining bedrooms beneath exposed beams and a bathroom have been renovated in a cohesive style, providing a bright, comfortable space ideal for rest and conviviality.

The completely independent annex offers a large, bright, and cozy living area featuring a fireplace and a fully-equipped kitchenette. Upstairs, you'll find a bedroom, a storage space, and a shower room. A spacious terrace allows you to fully enjoy the outdoors.

The old torchis barn with its open section provides a large space to shelter outdoor furniture or a car.

A raised section of the garden, overlooking the property and its enclosed courtyard, creates a delightful retreat amidst a variety of fruit trees and other lush greenery.

Nestled in the heart of the Baie de Somme Regional Park, in the charming and lively village of Mons Boubert with its restaurant, karaoke nights, and storyteller, and close to the...