

340 m house with swimming pool, jacuzzi, hammam and 1000 m building with numerous offices.

## EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Namps-Maisnil |
| Department: | Somme         |
| Bed:        | 4             |
| Bath:       | 3             |
| Floor:      | 340 m2        |
| Plot Size:  | 1998 m2       |

## IN BRIEF

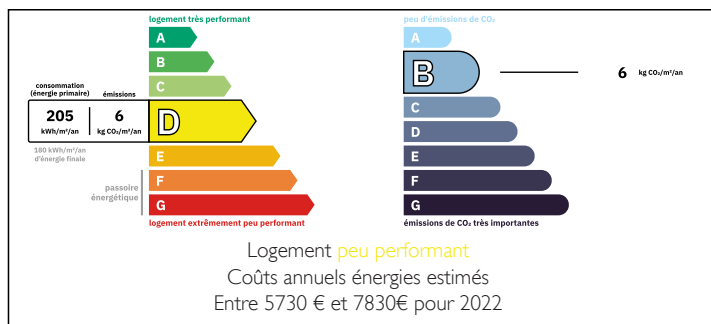
Exceptional house less than 10 minutes from Salouel. Situated on a 1,998 m<sup>2</sup> plot, this spacious 6-room family home (4 bedrooms, 3 bathrooms) offers a peaceful and green living environment. It features an indoor relaxation area including a 10x5 m swimming pool, jacuzzi, hammam, bar, and air-conditioned veranda.

Professional assets: A separate 1,000 m<sup>2</sup> building with offices and workshops allows you to conduct your professional activity without encroaching on your private space—ideal for construction professionals, hauliers, car collectors, or telecommuters.

Privileged setting: Located in a friendly village, close to nature and well-connected (train station 291 m, motorway 9.4 km), this property combines modern comfort, tranquility, and functionality.

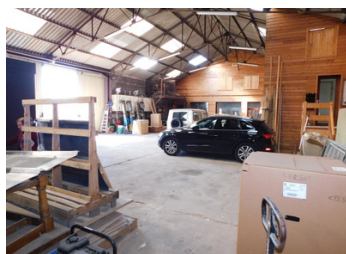


## ENERGY - DPE



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

Peaceful haven with indoor pool and independent offices less than 10 minutes from Salouel

Discover this magnificent, peaceful house less than 10 minutes from Salouel. Set on a vast plot of 1,998 m<sup>2</sup>, this property offers an exceptional living environment, combining absolute tranquility, natural surroundings, and great family comfort.

A privileged living environment

Enjoy the tranquility of a friendly village, perfect for families and those seeking to escape the hustle and bustle of the city. The proximity to nature invites walks in the forest and hikes through the fields, while the close-knit local community guarantees a pleasant neighborhood.

Exceptional interior spaces

This spacious 6-room house, including 4 comfortable bedrooms, has been designed with your well-being in mind. On the ground floor, you will find an entrance hall, a bright dining room, a cozy living room, and a generous 60.5 m<sup>2</sup> living room. The kitchen is functional.

The main asset of this property is undoubtedly its indoor relaxation area: a magnificent 10x5 m swimming pool (112.43 m<sup>2</sup>), a 6-seater jacuzzi, a hammam, and a fitted bar seamlessly connecting the large living room and the pool area, perfect for unforgettable moments of relaxation, whatever the season. A diamond-shaped veranda (air conditioning, electric shutters) harmoniously completes this space. Upstairs, a landing leads to three bedrooms (12.65 m<sup>2</sup>, 17.82 m<sup>2</sup>, 9.69 m<sup>2</sup>) and a bathroom. In total, the house has three bathrooms and three toilets, ensuring optimal comfort for the whole family.

Exterior and Outbuildings

The large 1998 m<sup>2</sup> plot offers beautiful views. You will enjoy an...

## LOCAL TAXES

**Taxe foncière: 1874 EUR**

**Taxe habitation: EUR**

## NOTES