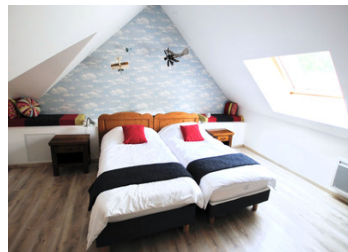


A superb set of three houses in a picturesque setting just a stone's throw from the Opal Coast.



EXCLUSIVE



## INFORMATION

Town:	Noyelles-sur-Mer
Department:	Somme
Bed:	8
Bath:	4
Floor:	274 m <sup>2</sup>
Plot Size:	2952 m <sup>2</sup>

## IN BRIEF

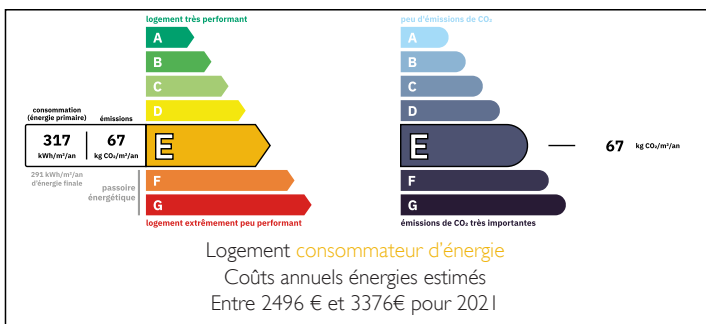
In the heart of the Baie de Somme nature reserve and close to the beaches, this charming property is set in a peaceful hamlet and comprises three independent houses on a beautifully landscaped plot of almost 3,000 m<sup>2</sup>.

The main house (approx. 120 m<sup>2</sup>), renovated in 2015, combines modern comfort with period features including original tiled flooring, a large open brick fireplace in the living room and wooden floors upstairs.

On either side, two single-storey cottages (approx. 75 m<sup>2</sup> each), with high ceiling, were also renovated to offer comfortable accommodation, including suitability for guests with reduced mobility.

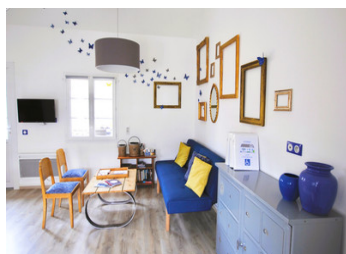
An ideal opportunity for a gîte or guest house project, located in a highly sought-after tourist area, close to the famous towns of the Baie de Somme,

## 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.



## LOCAL TAXES

Taxe foncière: **1065 EUR**

## NOTES

## DESCRIPTION

Detailed description

The main house offers two possible entrances: either through a warm and welcoming living room of around 18 m<sup>2</sup>, featuring an original tiled floor and a charming period fireplace, or through the fully fitted and equipped kitchen of approximately 20 m<sup>2</sup>.

The kitchen also benefits from a utility/laundry area of about 7 m<sup>2</sup> and separate toilets.

Also on the ground floor:

- one bedroom of over 13 m<sup>2</sup>
- one shower room with WC (approx. 7 m<sup>2</sup>).

On the first floor:

- two bedrooms of approximately 15 m<sup>2</sup> and 11 m<sup>2</sup>
- one shower room with WC

On the second floor:

- a bright bedroom of approximately 15 m<sup>2</sup>.

The two independent cottages

Located on either side of the main house, each cottage includes:

- a bright living area with lounge and fully fitted open-plan kitchen
- direct access to a wooden terrace
- two comfortable bedrooms
- a shower room with WC.

Outdoor areas and additional features

The property sits on a pleasant landscaped and partly wooded plot, offering several intimate outdoor seating areas ideal for relaxing.

Additional features include:

- a boiler room
- a cellar
- an internal courtyard with parking for several vehicles.

Comfort and technical features

- Oil and electric heating for the outbuildings
- Micro-station drainage system