

Beautiful art-deco style well-maintained family home with 7 bedrooms, large garden, sun-terrace and courtyard.



INFORMATION

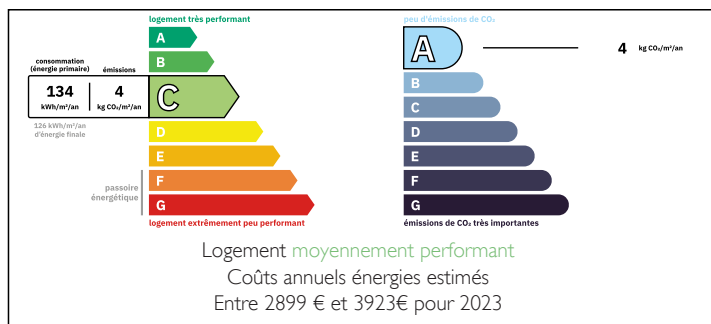
Town:	Outrebois
Department:	Somme
Bed:	7
Bath:	2
Floor:	248 m2
Plot Size:	2962 m2

IN BRIEF

Outrebois is a small agricultural village that comprises several beautiful typical Picard houses. The nearby town of Doullens is less than two hours from Paris and an hour from Lille, Doullens is a major northern crossroads for access to all parts of France. 30kms from the major historic sites of Arras, Amiens and Albert it also offers good routes to the Baie de Somme and the Cote d'Opale.



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

Just 8km from the historic market town of Doullens this magnificent family home comprises Large courtyard surrounded by outbuildings and main entrance into

Ground Floor:

Entry Hall

WC

Kitchen - 4,4m x 5,4m

Open plan Lounge and Dining Room - 6,4m x 12,9m

with stairs leading up to

Mezzanine Lounge - 4,1m x 4,5m

Bedroom 7 - 4,1m x 8,7m

Also from the Entry Hall

Shower Room 1

Bedroom 6 - 6,8m x 7,3m

Utility Room - 2,7m x 2,6m

Stairs lead up to the Landing with

Shower Room 2

Bedroom 5 - 4,6m x 7,4m

Bedroom 4 - 3,3m x 3,2m

Bedroom 3 - 4,6m x 3,7m

Bedroom 2 - 3,3m x 3,7m

Bedroom 1 - 4,7m x 5m

Outside is a terrace from the lounge along with the large garden mainly laid to lawn with established trees for shade. Set to the back of the garden is the jacuzzi with lighting for night-time use. To the rear of the garden is a chicken coop.

The courtyard buildings comprise the garage and wood store, pellet store, boiler room with both pellet and wood boilers and a workshop.

Viewing is by appointment

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

LOCAL TAXES

Taxe foncière: 1145 EUR

Taxe habitation: 1206 EUR

NOTES