

2 bedroom single storey home with separate studio set on a quiet lane to the edge of the village



INFORMATION

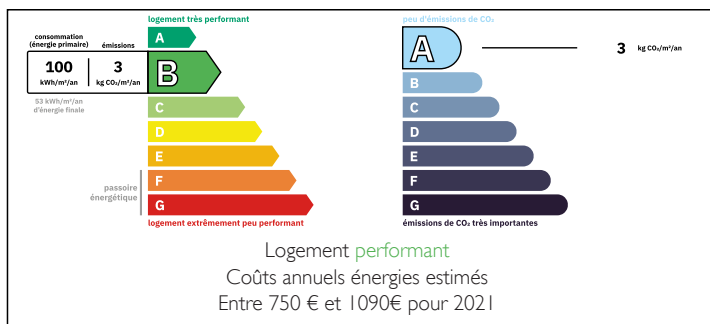
Town:	Ligny-sur-Canche
Department:	Pas-de-Calais
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	0 m2



IN BRIEF

Ligny sur Canche is only 3 kms from the market town of Frévent known for being equidistant from Paris, Brussels and London. Abbeville and Arras are nearby with mainline train services to Paris while Calais and the Tunnel are just an hour and a half away.

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: 480 EUR

DESCRIPTION

This fully renovated and modernised home comprises

Entrance into

Large open plan Dining Area with

Kitchen

Lounge

WC

Bathroom

2 Double Bedrooms

Outside the garden is complete with lawns, pathways and a covered patio for the summer BBQs.

At the end of the garden is the separate Studio comprising

Living Area

Kitchen

Shower Room

Viewing is by appointment

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

NOTES