



### **Near Abbeville (80)**

A 3 bedroom property (233 m<sup>2</sup>) set in an acre of land and with access to a private fishing lake (2.4 acres) situated 3 kilometres from the local shops and train station, 15 kilometres from Abbeville and 30 minutes from the Baie de Somme and its beaches.

*Ground floor:* Entrance hall, large living/dining room (60 m<sup>2</sup>) with a large stone fireplace, exposed beams and a superb view of the lake, fitted kitchen/diner, utility room, bathroom with wc.

*First floor:* Large landing (22 m<sup>2</sup>), dressing room, study, 3 bedrooms with views, one with a balcony, shower room, wc. The loft is suitable for conversion into an extra bedroom.

The property has central heating, double glazed PVC windows and drainage is via a septic tank. There is a garage and a wooden shed (20 m<sup>2</sup>).

1 acre – 2 terraces and a garden with shrubs and flowers.

**399,000 euros**  
*(agent's fees incl)*

**S 3474**

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.

