LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

STUNNING 6 BEDROOM, ENERGY EFFICIENT (AA) MODERN HOME IN POPULAR VILLAGE SET IN 4500M2 OF GARDENS.

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PROPERTY FACT FILE

REFERENCE	A37436TIS62
PRICE	€ 531,914 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	346 m²
LAND	4503 m²
TOWN	Nuncq-Hautecôte
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

*Price based on current exchange rate which is subject to change

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Set on the edge of this sought after village, set between St Pol sur Ternoise and Doullens, this superb home offers peace and quiet while being close to the market town of Frévent known for being equidistant from Paris, London and Brussels.
93km from Calais, trains from St Pol sur Ternoise (10km) run to Arras

DESCRIPTIF

This beautiful home is accessed through either of two double gates, one to the studio courtyard to the left and the other to the three garages to the right.
The tiled entrance hall leads on the right to

The open plan Dining Room / Lounge with wood-burner - 5,6m x 10,3m
and the Main Kitchen - 7m x 3,8m
From the Kitchen there is a fully glazed Veranda - 4,4m x 3,8m
To the left of the Kitchen is the Rear Kitchen - 2,4m x 4,1m
and Utility Room - 2,3m x 4,2m

From the Entrance Hall, the corridor to the left leads to the two Studios.
Studio 1 comprises
Bedroom - 5,1m x 4m
with en-suite Shower Room
Lounge / Kitchen - 5,1m x 4,7m
Studio 2 comprises
Bedroom - 4,3m x 5m
with en-suite Shower Room
Lounge / Kitchen - 5,1m x 4,7m

Stairs lead up from the Entrance Hall to
Landing (currently used as the Office and to the left are
Bedroom 1 - 4,2m x 4,3m
Main Bathroom - 2,2m x 4,2m
Bedroom 2 - 5,5m x 4m
Bedroom 3 - 4,9m x 4,6m
with en-suite Shower Room - 2,6m x 3,1m

To the right of the Landing is a Loft for storage and
Loft Bedroom - 3,2m x 2,8m
with en-suite Shower Room - 1,25m x 3,2m

Below the house are the cellars and three double garages currently use for workshops and storage space.
Behind the house the terraces and a BBQ area.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37436TIS62

COMPLETE FILE AND PHOTO ON REQUEST

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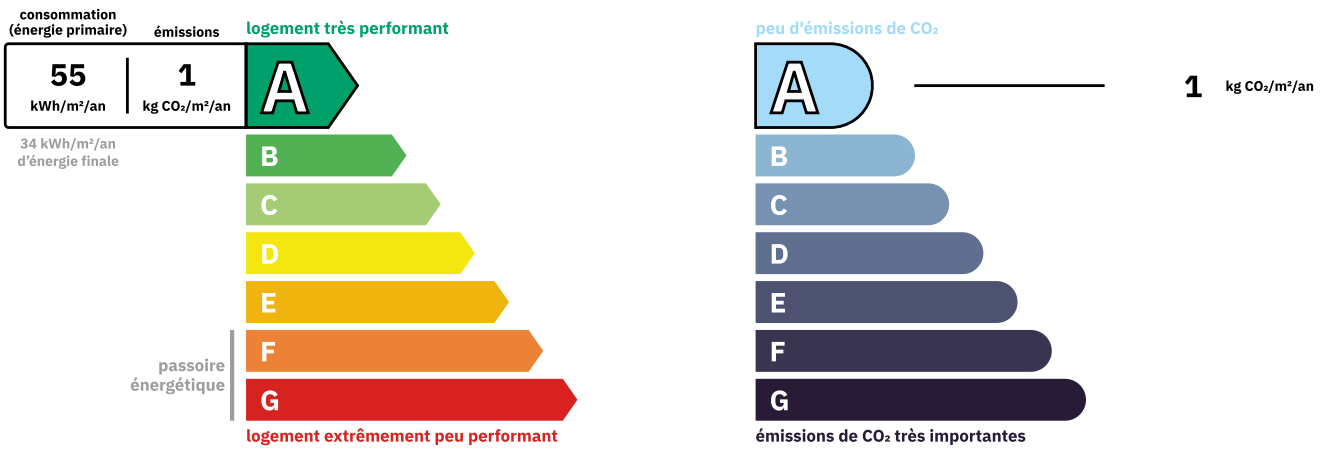
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1230 € and 1720€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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