

Stunning 5 bed, 3 bath maison de maître in pretty village of the 7 valleys, 1h10 from Calais. Ideal B&B/gite



INFORMATION

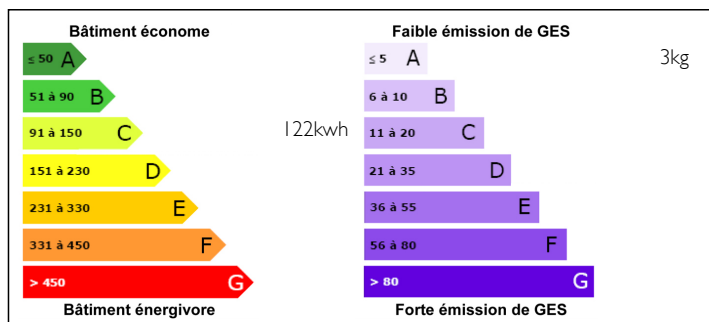
Town:	Regnauville
Department:	Pas-de-Calais
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	4796 m2

IN BRIEF

This very grand house - which was originally built as a schoolhouse - offers ample living space with its 5 double bedrooms of which 2 are en-suite. It also boasts a separate entrance and second kitchen and staircase which will make it ideal for visiting family and friends or a gîte / B&B business.



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

Situated in the Pas-de-Calais region, the property is

- 1 hour 10 minutes from Calais
- 1 hour to Frethun / Eurotunnel
- 40 minutes to Le Touquet
- 25 minutes to Montreuil-Sur-Mer
- 10 minutes to Hesdin
- 10 minutes new shopping center in Sainte-Austreberthe

The house comprises of:

Ground floor:

- Beautiful entrance hall with grand staircase
- WC with hand wash
- Access to back garden
- Sitting room (18m²) with wood burner
- Grand double-aspect reception room with fireplace (33m²)
- Fitted kitchen breakfast with decorative fireplace (20m²)
- Utility room with sink
- Second fitted kitchen breakfast (11m²)
- Servants staircase and access to back garden

First floor:

Up the grand staircase, access to:

- Bright landing ideal reading corner or study
- 3 double bedrooms (9m² / 10m² / 11m²)
- Family bathroom with roll-top bath, spacious shower, wash basin and WC

The grand staircase can be used to access both sides of the house

Up the separated servant's staircase, access to:

- Landing with closet
- Double bedroom with en-suite (shower, wash basin, WC) 10m²
- Double bedroom with en-suite (shower, wash basin, WC) 19m²

Additionally:

- Large convertible attic

NOTES