

Beautiful, fully renovated 4 bedroom family home with large garden, outbuildings and river frontage



INFORMATION

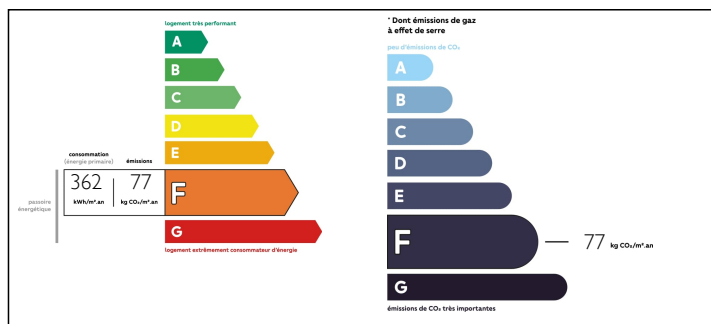
Town:	Vieil-Hesdin
Department:	Pas-de-Calais
Bed:	4
Bath:	4
Floor:	280 m2
Plot Size:	4800 m2

IN BRIEF

The town of Hesdin is known as the gateway to the Seven Valleys and is one of the most important towns in the region (recently voted as the second best town to live in by the French people themselves). Just 6km away is the village of Vieil Hesdin (old Hesdin) which was the main centre of the area of Artois until it was destroyed in the mid 16th century. Today it is a quiet village on the banks of the Canche river offering peace and tranquility away from the main centres that are close by. Access from the north is via the A16 motorway and the local station in Hesdin provides train services to both Boulogne sur Mer and Arras with a connection to Paris.



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: 1815 EUR

NOTES

DESCRIPTION

This beautiful home on the edge of the village with large gardens that stretch down to the river comprises

On the ground floor:

Large, fully equipped kitchen with views over the courtyard and garden

Laundry room with additional shower room

Dining room with new wood floors and views to front and rear

Entrance hall with access to the cellar, verandah and rear garden

Lounge views to front and rear and wood burner

On the first floor:

Landing

Bedroom 1, a large room with views over the garden

Bedroom 2, a small room with views over the courtyard

Bathroom with shower, WC and washbasin

Bedroom 3, a large room with en-suite shower room

Bedroom 4, a large room with en-suite shower and bath room as well as a small balcony overlooking the gardens

The top floor loft space offers storage and the opportunity to create a home theatre.

Below are the cellars

To the side are the large glazed verandah and two garages

Viewing is by appointment only

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