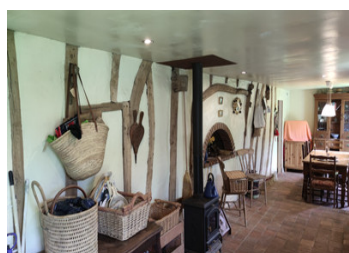
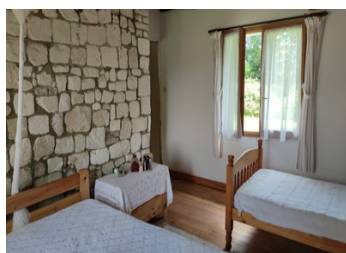


2/3 bedroom family home with garden, courtyard and outbuilding in sought after village close to Hesdin



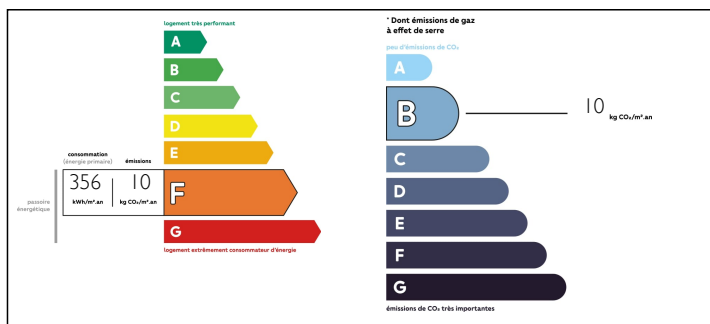
INFORMATION

| | |
|-------------|---------------|
| Town: | Vieil-Hesdin |
| Department: | Pas-de-Calais |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 135 m2 |
| Plot Size: | 1448 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: 257 EUR

NOTES

DESCRIPTION

Needing some modernisation, this family home in one of the most sought after villages in the area comprises

On the ground floor:

Large entrance hall - 4,6m x 4,8m

Main lounge - 4,5m x 4,7m

Bedroom 1 - 4,5m x 4,5m

Bathroom 4,5m x 3,3m

Second lounge - 4,5m x 4,4m

Kitchen - 2,7m x 7,8m

Dining Room - 2,7m x 4,5m

On the first floor:

Landing/Office space - 4,1m x 6,8m

Bedroom 2 - 4,1m x 7,7m

Bedroom 3 - 4,1m x 4,1m

The cellar is accessed from the entrance hall

Outside, the courtyard offers parking for several cars and the barn can be used for storage or conversion.

The rear garden is accessed either from the courtyard or directly from the kitchen and dining room.

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>