

Sensible offers invited for this 4 bedroom family home / holiday home with courtyard, garden and outbuildings

EXCLUSIVE

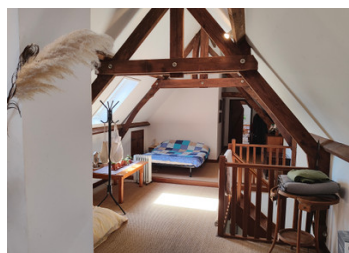


INFORMATION

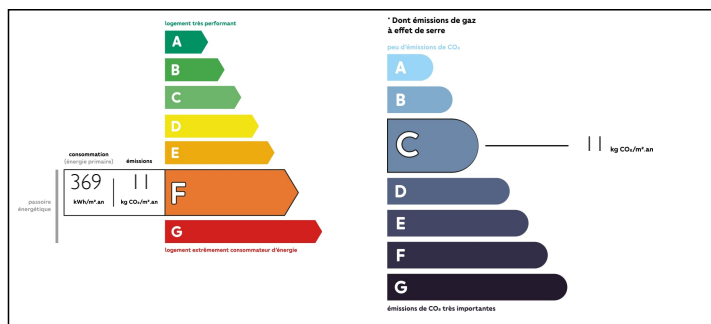
Town:	Magnicourt-sur-Canche
Department:	Pas-de-Calais
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1585 m2

IN BRIEF

Magnicourt sur Canche is a small, agricultural village in the heart of the triangle formed by the market towns of St Pol sur Temoise, Frévent and Avesnes le Comte. Sitting on the plateau, it is the source of the Canche river that flows out to the sea at Le Touquet.



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

This home with potential to increase the space currently comprises

On the ground floor:

Kitchen - 5m x 5,5m

Dining Room - 4,4m x 5m

Ground Floor cellar - 3m x 5m

Lounge - 4,8m x 4,9m

Bedroom 1 - 4,9m x 4,7m with en suite bathroom 1,9m x 2,2m

Storage area - 3,7m x 3,1m

Bedroom 2 - 2,3m x 3,7m

On the first floor:

Bedroom 3 - 3,9m x 9,7m

Bedroom 4 - 4,4m x 9,8m

Bathroom 2 - 2,1m x 3,2m

A small loft space sits above Bedroom 2 and a second cellar lies below the kitchen and lounge.

Outside, the rear garden rises up behind the house with views over the surrounding area. The courtyard to front has a small verandah and shed along with a large garage and workshop.

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>

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES