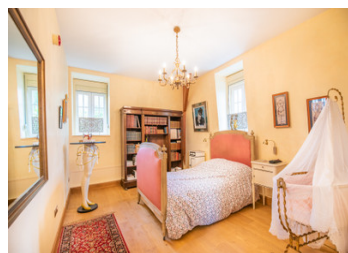
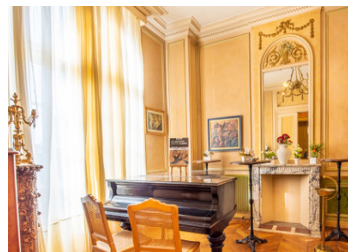


Magnificent private mansion of 765m2, in the heart of Bethune. QUIET, LUMINOUS, HISTORIC, ideal for events.



INFORMATION

Town:	Béthune
Department:	Pas-de-Calais
Bed:	9
Bath:	3
Floor:	1000 m2
Plot Size:	1953 m2



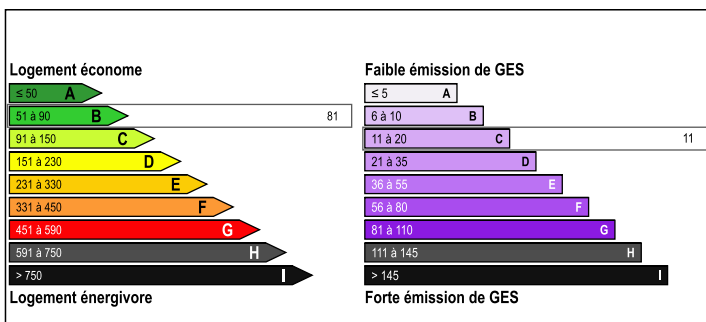
IN BRIEF

BUILT IN 1920 using Paris stone this EXCEPTIONAL MANSION has been entirely renovated to the very highest standards with superb hand painted marbling and faux effect decoration by the finest craftsmen in France. Original oak parquet floors, marble fireplaces, mouldings and a magnificent staircase have been beautifully restored while the addition of an elevator and external fire escapes means that the building conforms to safety and mobility regulations.

IT IS DISCRETELY LOCATED 900m from Béthune station (Paris 1h20 by TGV) the mansion is 15km from the A26/E15 motorway.

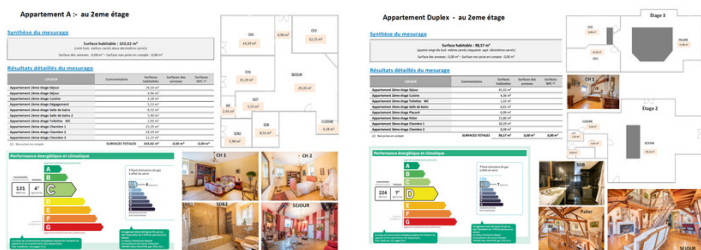
With room to seat 70 guests and to accommodate a drinks reception for up to 300 people the mansion is an ideal venue for hosting business events. High ceilings ensure excellent natural lighting with views over the elegant arches of the ruins of a Franciscan

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: 7222 EUR

NOTES

DESCRIPTION

GROUND FLOOR: 253m².

MAGNIFICENT BANQUETING HALL 100m² beautifully decorated to the very highest standard with faux effect graining and marbling on the walls and ceiling mouldings. Period features include oak parquet flooring, a superb chandelier and a magnificent marble fireplace. Full length south facing windows provide excellent natural light throughout with views across the grounds towards the historic Franciscan arches.

KITCHEN 36m² with 39m² of cold and ambient storage. Conveniently located next to the banqueting hall this spacious kitchen with a large marble topped central aisle unit that is ideal for food preparation. STRONG ROOM: 5m²

GEORGE VI ROOM: 19m² currently used as a music room.

VISITOR CLOAKROOM: 9.5m² includes a washbasin and two toilets featuring marble walls and faux effect decorated ceiling.

ENTRANCE HALL: 36.2m² has a beautiful mosaic floor with an art deco theme echoed in the decoration on the walls. The hall leads to the magnificent MARBLE STAIRCASE overlooked by a stained glass window by George Depienne (1877-1937). Access to the 1st floor is via these stairs or by an ELEVATOR.

1st FLOOR : 251m² comprises 4 individually styled reception rooms which could be used as offices or bedrooms.

“CATHERINE DE MEDICIS” RECEPTION ROOM 41m². This Italian themed room has authentic pink Venetian stucco plastered walls, faux effect marble columns and an original marble fireplace. A south facing balcony that overlooks the garden is accessed via a beautiful oval alcove.

“ALEXANDER THE GREAT” RECEPTION ROOM 34m². ...