LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37430AC62 Price: 780 000 EUR

agency fees to be paid by the seller

Modern contemporary house















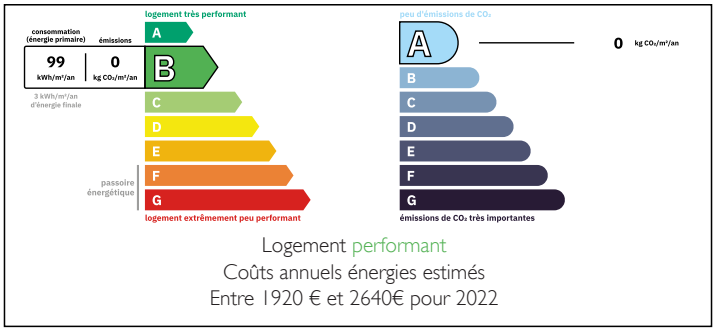
INFORMATION

Town:	**Echinghen**
Department:	**Pas-de-Calais**
Bed:	**5**
Bath:	**5**
Floor:	**252 m2**
Plot Size:	**1536 m2**

IN BRIEF

Modern detached home, built in 2021, with 252 m² of living space on a 1,536 m² plot.
Main Features:
Ground Floor (semi single-storey layout):
Spacious entrance hall of 23 m²
Open-plan fitted kitchen and bright living/dining area total 78 m²
Master suite of 30 m² with adjoining 12 m² walk-in closet and bathroom.
Multi-purpose room (games room/gym) of 29 m²
Separate toilet with washbasin
First Floor:
Landing leading to 4 suites ranging from 14 to 30 m²
Each bedroom includes a private shower room, with 3 also featuring toilets
Additional Features:
Garage of 70 m² with space for several vehicles and storage
Terrace of 147 m², perfect for outdoor dining and relaxation

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1920 € et 2640€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2174 EUR**

NOTES

DESCRIPTION

A Contemporary Haven of Light and Luxury – A Home to Dream, Live, and Love
Bathed in natural light and infused with elegance, this stunning contemporary home invites you into a world of space, comfort, and quiet sophistication. Every detail has been designed to inspire — a sanctuary for modern living, a canvas for unforgettable memories.

Step through a grand 23 m² entrance hall and discover an expansive living space of 78 m², where a fully fitted kitchen flows seamlessly into a sun-drenched lounge and dining area. A place where laughter lingers in the air, and every meal feels like a celebration.

On the ground floor, a sumptuous 30 m² master suite offers rare comfort and privacy, complete with a 12 m² walk-in dressing room. A 29 m² room, perfect for play or fitness, awaits your imagination, while separate guest toilets with a refined basin reflect the home's attention to detail.

Upstairs, the story continues with four enchanting suites (14 to 30 m²), each with its own bathroom — three with private toilets — making this home ideal for a large family or for entertaining cherished guests in total comfort and serenity.

Outside, the dream expands:
A 147 m² terrace stretches under the sky, the perfect stage for sunlit brunches or starlit dinners. The heated, secured pool (10 x 4 m) glistens like a jewel — an invitation to indulge, refresh, and unwind.

A 70 m² garage offers generous space for vehicles, tools, and dreams yet to be realized.

Top-tier amenities round...