LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44940TIS62 Price: 351 000 EUR

agency fees to be paid by the seller

Superb 6 bedroom, architect-designed, family home set in 11 000m2 of garden and pasture close to town centre.















INFORMATION

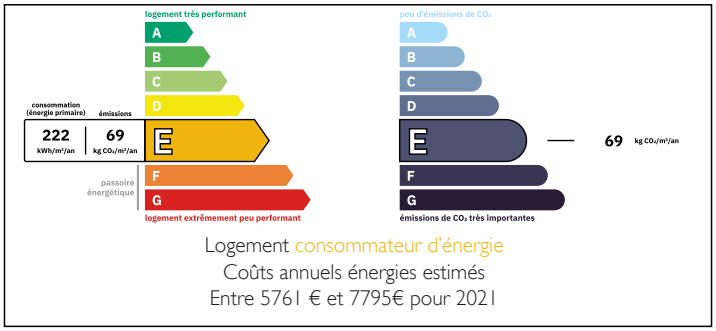
Town:	Frévent
Department:	Pas-de-Calais
Bed:	6
Bath:	3
Floor:	330 m2
Plot Size:	11042 m2

IN BRIEF

The market town of Frévent (market day is Tuesday) is just 100km from Calais. It has a complete range of schools, shops, bars and restaurants. The nearby town of St Pol sur Ternoise has a mainline train station (Arras to Boulogne) making travel to both Calais and Paris simple and quick.

Other attractions in the area include the beaches and golf courses of Hardelot and Le Touquet as well as the historic battlefields of the Somme.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5761 € et 7795€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **2529 EUR**

NOTES

DESCRIPTION

Set on the edge of the town, the house is approached along a tree-lined private driveway. with the grounds surrounding it and the pasture beyond.

The house comprises:
Entrance Hall -5,9m x 5,2m
Office - 4,8m x 4m
Bathroom 1 - 2,4m x 2,9m
Bedroom 1 - 4,1m x 4m
Lounge 1 - 5,3m x 8m
Lounge 2 - 5m x 4,2m
Kitchen 1 - 3,8m x 4,1m
Kitchen 2 - 2,7m x 4,3m
WC
Bedroom 2 - 3m x 5,1m plus bathroom en-suite
Bathrrom 2 - 1,6m x 5,1m
Bedroom 3 - 3,1m x 4,8m
Bedroom 4 - 3,4m x 3,9m
Summer Lounge - 4,3m x 5,2m
Bedroom 5 - 3,3m x 3,9m
Bathroom 3 - 1,9m x 2,8m
Bedroom 6 - 2,9m x 4,9m

Above the main lounge is an "L" shaped balcony leading out to a roof terrace.
There are also two terraces outside the main lounge and summer lounge.
Below the house are the cellar storage areas and garage along with an open parking area.

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

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