

Marvelous Rollancourt Estate: 6 Bedrooms, 4 Bathrooms, & Endless Potential 40 minutes from the coast (47km)



## INFORMATION

Town:	Rollancourt
Department:	Pas-de-Calais
Bed:	8
Bath:	5
Floor:	551 m2
Plot Size:	19991 m2

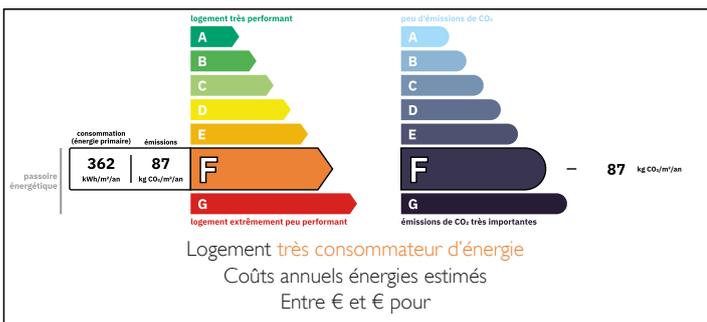


## IN BRIEF

Discover a captivating 6-bedroom, 4-bathroom estate in Rollancourt with a convertible attic. The bright living room features a charming fireplace, leading to a welcoming entry hall and cozy dining room with a service window from the kitchen. The property boasts a large annex suitable for conversion into a gîte or office space, complete with a conference room.

Nestled along the picturesque Pinchon River, the estate includes a serene pond and well-maintained park with fruit trees and a generous vegetable garden. Just 10 minutes from shops and the train station, a short drive to the coast, and conveniently located an hour from Calais (83km), 2 hours from Brussels (201km), and 3 hours from Paris (214km), this property offers both tranquility and accessibility.

## ENERGY - DPE



Embark on a tour to fully appreciate the beauty and potential of this exceptional Rollancourt estate.

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

### \*\*Ground Floor:\*\*

- Entrance hall
- Large reception room with fireplace
- Dining area
- Well-equipped kitchen
- Bedroom with private ensuite bathroom
- Library
- Utility room
- Convenient additional WC

### \*\*First Floor:\*\*

- Office space
- 3 bathrooms
- 5 bright and inviting bedrooms (including one with a walk-in closet and one with an ensuite bathroom)
- Additional WC

### \*\*Attic Space\*\*

#### \*\*Annex:\*\*

- Office space
- Dining room
- 3 cozy lounges
- Fully-equipped kitchen
- Additional WC
- 2 bedrooms and storage area

#### \*\*Additional Features:\*\*

- Expansive workshop for creative endeavors

This exquisitely designed property in Rollancourt offers a grand entrance hall leading to a spacious reception room with a charming fireplace, ideal for hosting gatherings or simply unwinding by the hearth. The dining area provides a sophisticated setting for shared meals, while the well-appointed kitchen caters to culinary enthusiasts.

A bedroom with a private ensuite bathroom offers a secluded sanctuary, complemented by a library for moments of quiet relaxation. The utility room and WC on the ground floor add convenience to daily living.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES