

Ideal holiday / weekend home with 2 bedrooms and good garden, close to the town centre.



## INFORMATION

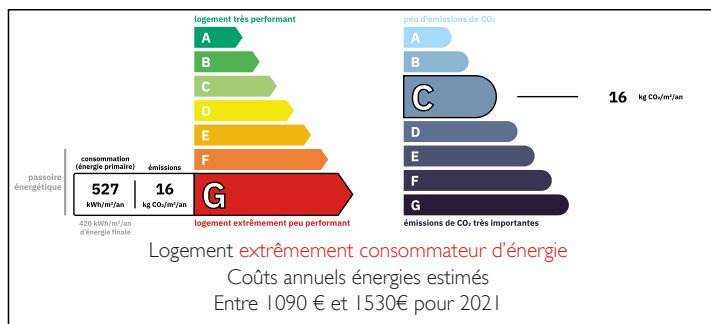
Town:	Marconne
Department:	Pas-de-Calais
Bed:	2
Bath:	1
Floor:	51 m2
Plot Size:	231 m2

## IN BRIEF

The busy market town of Hesdin with its bars, restaurants and shops is known as the gateway to the Seven Valleys. Easily reached from Calais and Paris via the A16 motorway the town is an ideal starting point for all areas of N Europe and the UK.



## 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

Just a short walk from the centre of the town this is a perfect "lock up and leave" for a weekend / holiday home.

Entry from the quiet street to the front is into

Lounge / Dining room with wood burner

To the right is

Bedroom 1

From the lounge is also

Fitted kitchen with access to the garden

From the kitchen there is a corridor leading to

Separate WC

Shower room

Bedroom 3

Outside, the garden is mainly grass for easy maintenance with a few shrubs for decoration and trees for shade. To the side of the garden is a chalet / summer house equipped as a guest room as well as a garage.

Viewing is by appointment only

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 376 EUR**

**Taxe habitation: EUR**

## NOTES