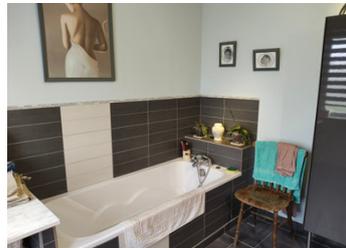


Superbly renovated farm offering a luxury 5 bedroom family home with large garden and outbuildings and studio



## INFORMATION

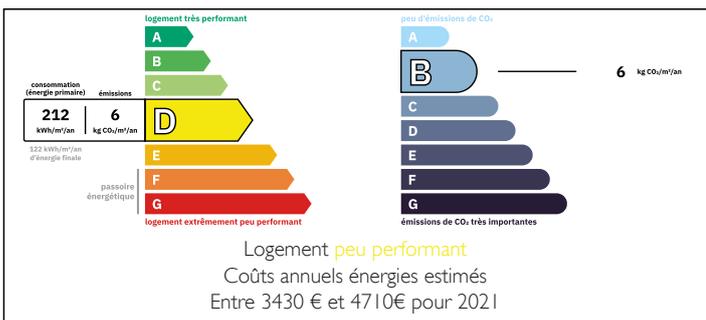
Town:	Linzeux
Department:	Pas-de-Calais
Bed:	6
Bath:	2
Floor:	228 m2
Plot Size:	3045 m2

## IN BRIEF

The village of Linzeux lies in the centre of the triangle formed by Hesdin, Frévent and St Pol sur Ternoise in the renowned 7 Valleys area of the north of France.

Less than an hour and a half from Calais (94km) and only 47km from the city of Arras with mainline trains to Paris

## 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

Originally two small houses, this fabulous family home has been transformed by a master craftsman over the years into a single luxury home with potential for further growth.

A path from the large courtyard, surrounded by outbuildings, leads to both entrances. The main entrance goes into the Open plan Kitchen, Dining Room and Lounge - 4,4m x 19m

From there into the second entrance - 4,3m x 3,3m and  
Rear Kitchen - 2m x 3,2m

To the rear, a corridor gives onto  
Utility Room - 3,6m x 2m  
Family Bathroom - 3m x 4,2m  
Cellar Entrance  
Bedroom 1 - 3,3m x 3m

Stairs lead up to the landing with the original wood flooring.

Bedroom 2 with it's own shower area - 5,5m x 5,6m

Bureau - 3,4m x 3,5m

Bedroom 3 - 3,4m x 5,1m

Bedroom 4 - 3,4m x 3,7m

Bedroom 5 - 4,5m x 3,4m

Across the courtyard from the house are several outbuildings including a studio - 7,2m x 5,7m for rental income. Other outbuildings include storage and a stable. In the garden to the rear is the pool house offering a covered and heated pool.

This superb home can be viewed only by appointment

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES