

Excellent 4 bedroom family home with large gardens in sought after village in the 7 Valleys close to Hesdin



## INFORMATION

Town:	Chériennes
Department:	Pas-de-Calais
Bed:	4
Bath:	2
Floor:	0 m2
Plot Size:	5255 m2

## IN BRIEF

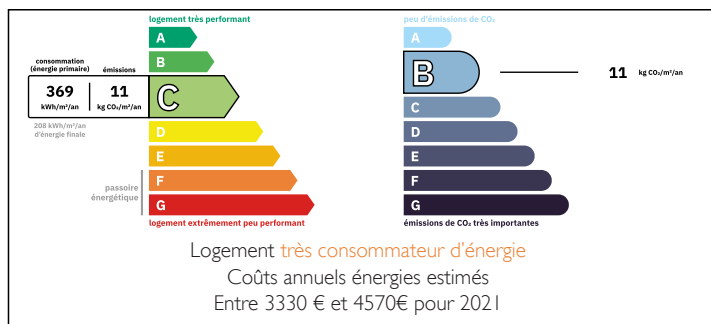
The village of Cheriennes is only 10km from the popular market town of Hesdin with it's station that connects to Boulogne, Calais and Arras. Arras gives access to Paris and the TGV network.

Abbeville is 27km, again with a station going direct to Paris.

Le Touquet is 53km and St Valery 38km.



## 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

From the front garden a path leads up to the main entry door and into the

Entrance Hall - 2,1m x 4,5m

with Office / Bedroom 3 - 3,4m x 4,1m

Large Lounge with wood burner - 5m x 9,2m

Cellar Entrance

Bathroom - 3m x 3,3m

WC

Bedroom 1 - 4,6m x 4,5m

Bedroom 2 - 4,3m x 3,6m

Kitchen - 3,5m x 6,1m

Dining Room - 3,6m x 7m

The stairs from the Lounge go up to the Mezzanine

Bedroom 4 - 5m x 5,2m

Bathroom

Large Loft - 9,2m x 10,2m

Below the house are two large cellars

Outside, the garden to the front is grass with a wooded area to one side. To the rear, a terrace drops to the garden which is grass and fenced for security. There is a side terrace from the kitchen ideal for BBQ's

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 habitation: EUR

## NOTES