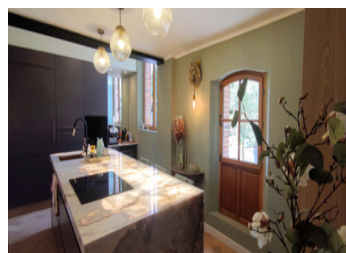
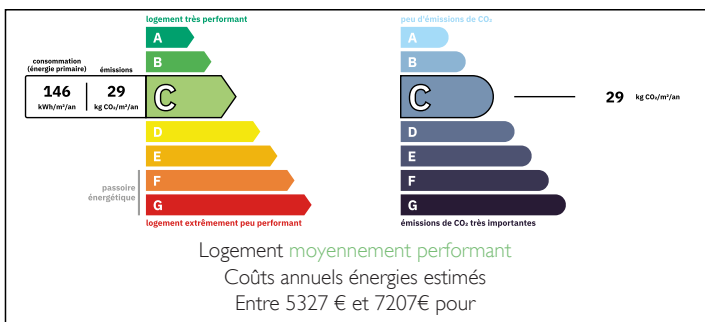


Stunning Fully Restored Former Château Outbuilding with Outdoor Pool + 2 Large Garages

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Fressenneville
Department:	Somme
Bed:	5
Bath:	2
Floor:	310 m2
Plot Size:	2019 m2

IN BRIEF

Nestled between the Côte d'Opale and the Côte d'Albâtre, this stunning château outbuilding, dating back to the late 19th century and spanning approximately 300 m², has been meticulously restored to ensure optimal comfort while preserving the authenticity and historic charm of the property. Its high vaulted brick ceilings, spacious and luminous living areas, natural stone floors, solid oak parquet, and exposed beams lend this residence a timeless elegance.

Outdoors, everything invites serenity and relaxation: a magnificent stone terrace, a beautifully enhanced swimming pool surrounded by a wooden deck adorned with planter arrangements that blend seamlessly with the landscaped garden.

Two large garages complete this exceptional property, offering great potential for conversion into guest cottages.

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.



LOCAL TAXES

Taxe foncière: 2315 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the moment you step inside, a grand entrance hall reveals the generous volumes of this exceptional property, where historic charm blends seamlessly with contemporary restoration.

The expansive 50 m² living area immediately captivates with its impressive proportions, warm and authentic atmosphere, original vaulted ceiling, natural stone flooring, and a striking fireplace adorned with period stonework. Extending from this space, a refined 30 m² lounge offers a cozy yet elegant retreat, with a large bay window providing direct access to the spacious terrace and heated pool—perfect for enjoying convivial moments in any season.

The sophisticated and functional kitchen, featuring a Patagonia marble island subtly backlit by an LED surface, is a dream for those who appreciate fine living and gastronomy.

The ground floor night area features a 16 m² bedroom with an en-suite shower room and WC, a second generously sized 20 m² bedroom, and a large, practical laundry room.

On the landing, a charming study with vaulted ceilings and an oeil-de-bœuf window offers a peaceful space for concentration or relaxation.

Upstairs, the impressive volumes continue to enchant with a stunning 60 m² games room, showcasing high ceilings, contemporary exposed beams, and solid oak flooring. Three beautifully appointed bedrooms of approximately 11, 18, and 19 m² complete this level, the largest featuring its own private dressing room. An elegant bathroom with both a bathtub and a shower adds to the comfort of this floor.

The outdoor space is a true haven of tranquility and relaxation. A magnificent stone terrace,...