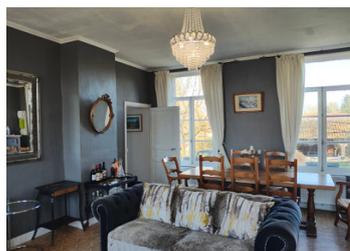
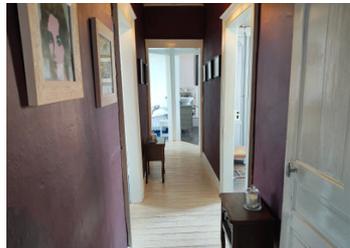
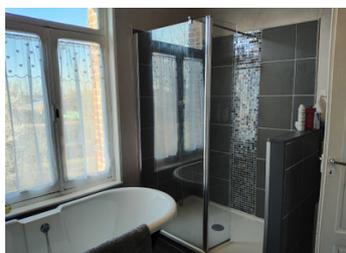
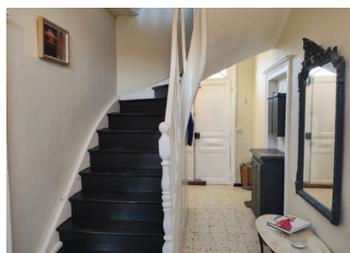


Beautiful, well maintained 5 bedroom maison de maitre with gardens and pasture, close to Hesdin



## INFORMATION

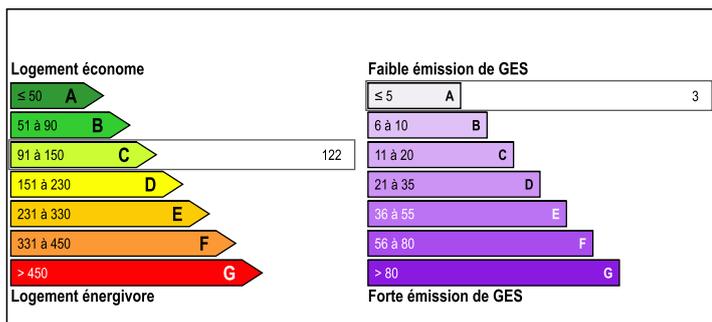
Town:	Regnaville
Department:	Pas-de-Calais
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	4796 m2



## IN BRIEF

This very grand house - which was originally built as a schoolhouse - offers ample living space with its 5 double bedrooms of which 2 are en-suite. It also boasts a separate entrance and second kitchen and staircase which will make it ideal for visiting family and friends or a gîte / B&B business.

## 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

A converted school house, this fabulous maison de maître lies on a quiet side road almost a kilomètre away from the main Abbeville to Hesdin road.

Entering from the front garden into the entrance hall with it's classic front to rear aspect, to the left is

Small Lounge - 4,9m x 4,9m

Kitchen 1 - 7m x 3,7m

Utility Room - 2m x 5,1m

To the right of the entrance hall

Lounge Dining Room - 7m x 5,3m

Kitchen 2 - 4,5m x 3,3m

Stairwell to

Landing 2

The stairs from the Entrance Hall lead up to Landing 1 and to the right

Corridor leading to

Bedroom 1 - 4,6m x 2,7m

Bedroom 2 - 4,6m x 2,7m

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

Main Bathroom - 3,3m x 3,3m

From Landing 1 stairs go up to a large Loft which can be converted to create more bedroom / bathroom space 19.8m x 6,7m

To the left of Landing 1 is

Bedroom 4 - 4,9m x 4,6m

with en suite shower room

Landing 2 leading to

Bedroom 5 - 2,9m x 2m

with en suite shower room.

Below the house are the cellars.

If needed, the house can be divided into two parts using the right hand side of the Entrance Hall and Bedrooms 4 and 5 along with Kitchen 2 and the second staircase. The cellars are also divided giving wine storage to both areas.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES