

Magnificent 4 bedroom maison de maitre set in 5 hectares of pasture and woodland with stables and rentals



## INFORMATION

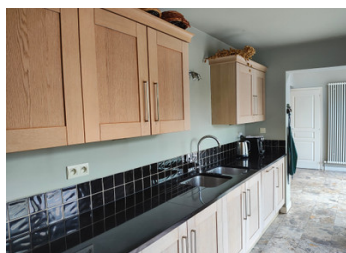
|             |               |
|-------------|---------------|
| Town:       | Prédefin      |
| Department: | Pas-de-Calais |
| Bed:        | 6             |
| Bath:       | 6             |
| Floor:      | 330 m2        |
| Plot Size:  | 49980 m2      |

## IN BRIEF

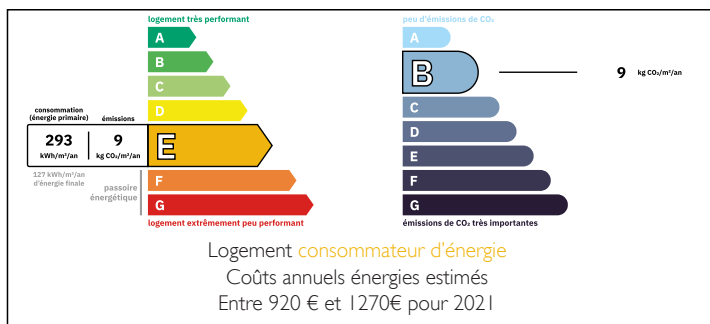
Lying in the triangle formed by the historic towns of St Omer, Arras and Hesdin is the small village of Prédefin.

Main shopping centres are Fruges, St Omer and Aire sur la Lys while the village has its own primary school. Collèges and Lycées are in Heuchin (3,5km), Fruges (11km) and Aire (23km).

Calais is only 75 km away and Arras 64km.



## 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.



## LOCAL TAXES

Taxe foncière: **879 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

This fabulous 19th century maison de maitre has been totally renovated including double glazing, electricity, water and drainage. Set on a quiet back road and surrounded by woodland it is not overlooked from any direction.

From the main entrance there is an impressive tiled hall with staircase and cellar entrance to the rear.

To the left of the hall are

Salon 1 (4,7m x 4,7m) and Salon 2 (4,7m x 6,3m) giving views over the courtyards to front and rear.

To the right of the Hall are

Salon 3 (4,7m x 5,1m) looking on to the front courtyard and the Dining Room looking on to the rear courtyard and leading out to the raised and tiled Terrace.

From here there is the small but well equipped Kitchen (5,7m x 2,5m)

From the Kitchen, a short flight of stairs goes down to the "Garage", a tiled party space 12,8m x 6,5m with both a commercial Cold Room (2,2m x 4,2m) and an Office (4,4m x 4,1m) to one side.

From the Entrance Hall a curved staircase leads up to the First Floor Landing and the four bedrooms all with en suite bathrooms.

Bedroom 1 (5m x 4,8m)

Bedroom 2 (5m x 4,5m)

Bedroom 3 (5m x 3,8m)

Bedroom 4 (4m x 4,6m)

A second staircase goes up the Loft 9,7m x 7,8m with two smaller spaces of 4m x 5m and 5,6m x 4,9m ready to convert if wanted. Electricity and water have been run to the Loft.

The cellars are accessed from below the stairs in the...