

Stunning 6 bedroom, energy efficient (AA) modern home in popular village set in 4500m2 of gardens.

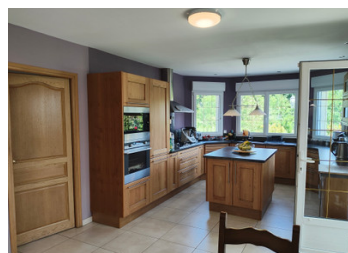
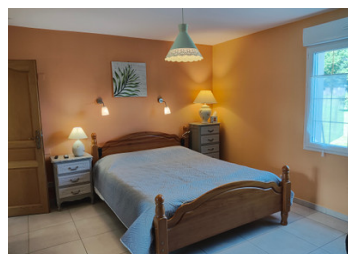


INFORMATION

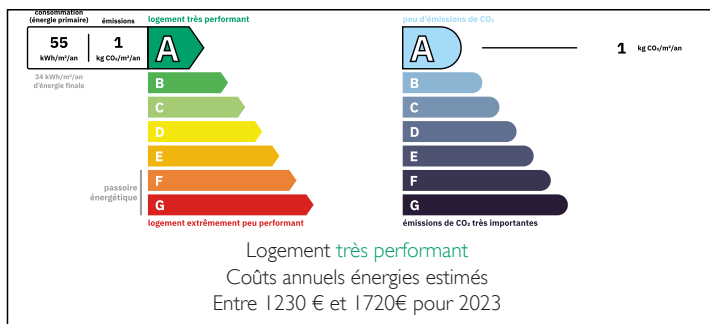
Town:	Nuncq-Hautecôte
Department:	Pas-de-Calais
Bed:	6
Bath:	5
Floor:	346 m2
Plot Size:	4503 m2

IN BRIEF

Set on the edge of this sought after village, set between St Pol sur Ternoise and Doullens, this superb home offers peace and quiet while being close to the market town of Frévent known for being equidistant from Paris, London and Brussels. 93km from Calais, trains from St Pol sur Ternoise (10km) run to Arras with a connection 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.



LOCAL TAXES

Taxe foncière: 2600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful home is accessed through either of two double gates, one to the studio courtyard to the left and the other to the three garages to the right.

The tiled entrance hall leads on the right to

The open plan Dining Room / Lounge with wood-burner - 5,6m x 10,3m

and the Main Kitchen - 7m x 3,8m

From the Kitchen there is a fully glazed Veranda - 4,4m x 3,8m

To the left of the Kitchen is the Rear Kitchen - 2,4m x 4,1m

and Utility Room - 2,3m x 4,2m

From the Entrance Hall, the corridor to the left leads to the two Studios.

Studio 1 comprises

Bedroom - 5,1m x 4m

with en-suite Shower Room

Lounge / Kitchen - 5,1m x 4,7m

Studio 2 comprises

Bedroom - 4,3m x 5m

with en-suite Shower Room

Lounge / Kitchen - 5,1m x 4,7m

Stairs lead up from the Entrance Hall to

Landing (currently used as the Office and to the left are

Bedroom 1 - 4,2m x 4,3m

Main Bathroom - 2,2m x 4,2m

Bedroom 2 - 5,5m x 4m

Bedroom 3 - 4,9m x 4,6m

with en-suite Shower Room - 2,6m x 3,1m

To the right of the Landing is a Loft for storage and

Loft Bedroom - 3,2m x 2,8m

with en-suite Shower Room - 1,25m x 3,2m

Below the house are the cellars and three double garages currently use for workshops and storage space.

Behind the house the terraces and a BBQ area.