

In need of some renovation 4 / 5 bedroom family home with outbuildings set in mature gardens



INFORMATION

Town:	Bouret-sur-Canche
Department:	Pas-de-Calais
Bed:	5
Bath:	2
Floor:	212 m2
Plot Size:	2237 m2

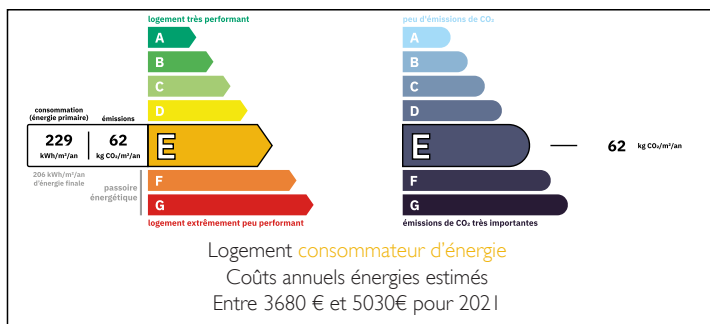


IN BRIEF

Bouret sur Canche lies on the old road between the market town of Frévent (4km) and the university city of Arras (35km).

A small agricultural village, it is well-placed for Calais (106km) and N Europe as well as Paris (198km). Frequent trains run from Arras to Paris - Gare du Nord.

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

This large home in need of some renovation and modernisation, sits well back from the road and is surrounded by large, mature gardens?

The main entrance goes into

Lounge 1 - 7,1m x 4,8m

To the right is

Office / Bedroom 5 - 4,3m X 6m

To the left is the

Dining Area - 3,8m x 6,3m

Kitchen - 4,4m x 5,1m

Small Lounge Area 2 leading to the

Shower Room - 2,2m x 4,8m

Workshop - 2,2m x 3,5m

The Kitchen leads through to

Boiler Room - 5,3m x 4,7m (the boiler needs to be replaced)

From here, there is a Barn that gives access to various storage areas and to the rear gardens.

A staircase from the Lounge leads up to the

Landing with entrance to a small loft

Bathroom with access to the main loft (approx 79m²)

Bedroom 1 - 5,1m x 4m

Bedroom 2 - 5m x 4,9m

Bedroom 3 - 2,8m x 4m

Bedroom 4 - 3,4m x 4m

Below the house is a small Cellar - 3m x 4,2m

Outside, the gardens to front and rear are grass and planted with mature trees and shrubs.

Viewing is by appointment only

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES