

Ref: A39842TIS62

Price: 457 446 EUR

agency fees to be paid by the seller

C18 chateau renovated to a high standard offering a superb 5 bedroom family home and business



Town: Fláck

Town: Fléchin

Department: Pas-de-Calais

Bed: 5

Bath: 3

Floor: 340 m2







IN BRIEF

Set on the edge of Fléchin, the chateau was known as the Chateau de Cuhem since before the revolution and owned at the time by the Maire of Cuhem. Since that time it has been the home and office to several notaires and politicians.



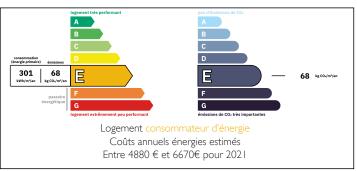
Fléchin is just 54km from the university city of Arras and 70km from Lille. Both cities offer TGV services to Paris.

Calais is 60km via the A26 motorway





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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A39842TIS62

Price: 457 446 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: 2268 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the courtyard through the main gates, to the left are two garages while to the right the driveway continues to the gite terrace and gardens.

The main entrance goes into a horizontal hallway with the ground floor rooms leading off.

To the left is the

Dining Room - $7,4m \times 4,7m$

and beyond is the

Kitchen - $7.2m \times 6.4m$ with a secondary staircase leading to the first floor

Rear Kitchen and storage area separate

In front of the entrance is the

Lounge - 6.3m $\times 5.7$ m

Beyond the Lounge is the stairwell with doors to the

Office - $4.7m \times 4.8m$

and the cellar below ground

On the first floor, linked by a passageway from the

Main Landing are

Bedroom I - $4,2m \times 4,9m$

Bedroom 2 - 6.3m $\times 5.6$ m

Bedroom $3 - 4m \times 4.7m$

At the end of the passageway is the main

Shower Room - $3.1m \times 3.7m$

Bathroom - $1.7m \times 2m$

WC

and the second Landing with the staircase down to the Kitchen

The Main Landing gives the stairs up to a completely renovated

Loft - approx 85m2

with WC and storage area that can be converted to a shower or bathroom

Separately from the main house is the 2 bedroom Gite

The Gite Entry Hall leads round to the

Lounge - $4.8 \text{m} \times 4.7 \text{m}$

Kitchen - $2.4m \times 5m$

Utility Room - $1,6m \times 2,2m$

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr