

Very attractive, renovated part coach house in the grounds of C19 chateau close to Hesdin



## INFORMATION

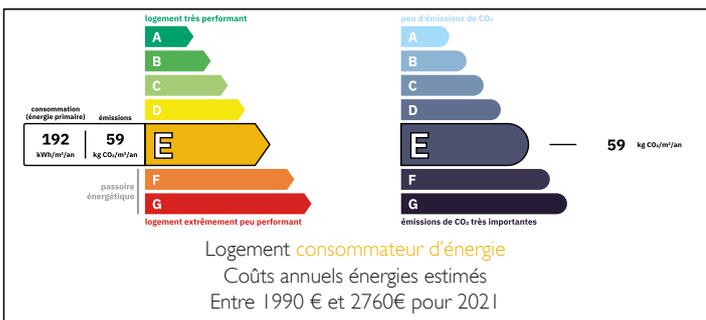
Town:	Humières
Department:	Pas-de-Calais
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	614 m2



## IN BRIEF

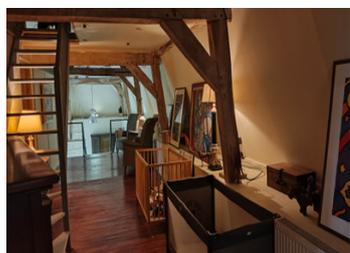
Just over an hour from Calais (90 km), the village of J Humières lies on the D939 between St Pol sur Ternoise (11km) and Hesdin (13km). Trains from Hesdin run to Arras with a connection to Paris or direct from Abbeville (48km). A short drive connects to either the A26 (to the southeast) or the A16 to Paris and the southwest.

## 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

One of the two parts of the original coach house for the chateau, this home has been renovated to a high standard and now comprises:

On the ground floor

Lounge / entrance - 5,8m x 4,5m

Dining Area - 5,8m x 5,6m

Kitchen - 4,5m 3,6m

WC

Mezzanine - 2m 4,2m

On the first floor

Landing

TV Room - 2,3m x 3,1m

Bedroom 2 - 4,8m x 4,2m

Bathroom 1 - 1,8m 3,6m

Bedroom 1 - 3,1m 3,9m

Bathroom 2 - 1,8m x 3m

On the second floor

Bedroom 3 - 5,6m 11m

Outside there is a rear and side garden along with terrace and parking area

Viewing is by appointment

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES