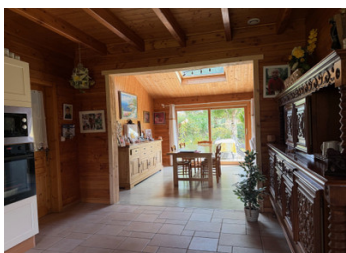


Magnificent Chalet



INFORMATION

Town:	Bainghen
Department:	Pas-de-Calais
Bed:	5
Bath:	5
Floor:	244 m2
Plot Size:	4527 m2

IN BRIEF

Magnificent chalet comprising two spacious living rooms, a master suite, bathroom, WC, office, and a cellar. Equipped kitchen, pantry. A lounge with a fireplace.

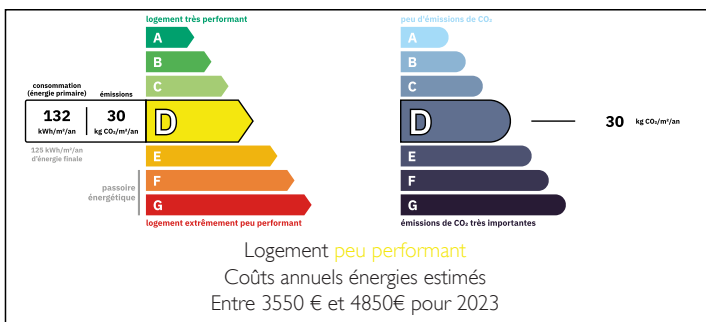
5 bedrooms with 5 bathrooms and WCs.

Terrace and balcony with views of the surrounding countryside.

Large parking area.

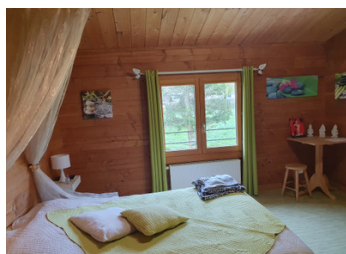
Fiber optic internet.

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: 2000 EUR

NOTES

DESCRIPTION

Exceptional chalet nestled in a verdant setting.

Discover this remarkable chalet of approximately 244 m², situated in the heart of a magnificent 4,527 m² estate, in a preserved and exceptionally peaceful natural environment.

This rare property offers a privileged living environment, a true invitation to recharge, reconnect, and fully enjoy the tranquility and nature. Here, time seems to slow down: an ideal place to relax, disconnect from daily life, and savor an exceptional quality of life.

The estate is distinguished by its lush, landscaped garden, meticulously designed and richly planted with trees. The property also benefits from a natural waterfall, lending the place a unique and soothing atmosphere, as well as a vegetable garden, ideal for growing your own fruits, vegetables, and herbs.

Inside, the chalet impresses with its generous proportions and particularly functional layout. It offers 5 spacious bedrooms and a master suite on the ground floor, 5 bathrooms, an office, a fully equipped kitchen, two bright living areas, and a cozy lounge with a fireplace.

The balcony and terrace allow you to fully enjoy this exceptional setting and offer pleasant views of the large landscaped garden and surrounding countryside.

Away from the hustle and bustle yet easily accessible, the property benefits from an ideal location. The proximity of the N42 provides quick access to Boulogne-sur-Mer, Saint-Omer, and Calais, as well as the A16 and A26 motorways.

Its size, layout, and surroundings also offer significant tourism and rental potential. It is perfectly suited...