

High quality C18 maison de maitre offering a superb 5 bedroom family home and business



## INFORMATION

Town:	Fléchin
Department:	Pas-de-Calais
Bed:	5
Bath:	3
Floor:	340 m2
Plot Size:	3012 m2

## IN BRIEF

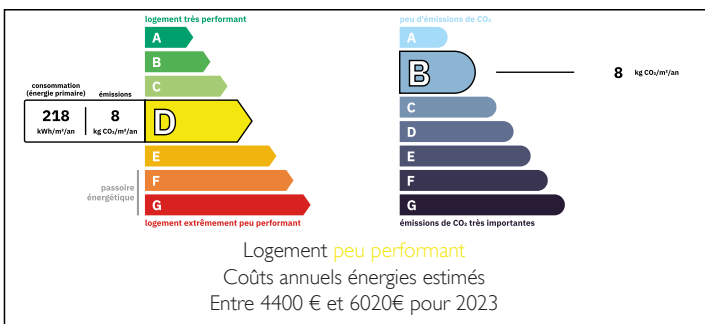
Set on the edge of Fléchin, this grand home was known as the "Chateau de Cuhem" since before the revolution and owned at the time by the Maire of Cuhem. Since that time it has been the home and office to several notaires and politicians.

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.



## 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 x 4,7m

and beyond is the

Kitchen - 7,2m x 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 x 5,7m

Beyond the Lounge is the stairwell with doors to the Office - 4,7m x 4,8m

and the cellar below ground

On the first floor, linked by a passageway from the Main Landing are

Bedroom 1 - 4,2m x 4,9m

Bedroom 2 - 6,3m x 5,6m

Bedroom 3 - 4m x 4,7m

At the end of the passageway is the main

Shower Room - 3,1m x 3,7m

Bathroom - 1,7m x 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 85m<sup>2</sup>

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 - 4,8m x 4,7m

Kitchen - 2,4m x 5m

Utility Room - 1,6m x 2,2m

## LOCAL TAXES

Taxe foncière: 2268 EUR

Taxe habitation: 672 EUR

## NOTES