

Ref: A39842TIS62

Price: 478 723 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



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, 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

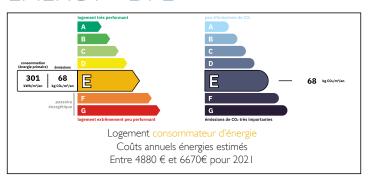








ENERGY - DPE



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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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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 5.7m

Beyond the Lounge is the stairwell with doors to the

Office - 4.7m $\times 4.8$ m

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 - $4.8m \times 4.7m$

Kitchen - $2.4m \times 5m$

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

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