

5 bedroom former presbytery being renovated, needing more work to offer a fabulous family home



INFORMATION

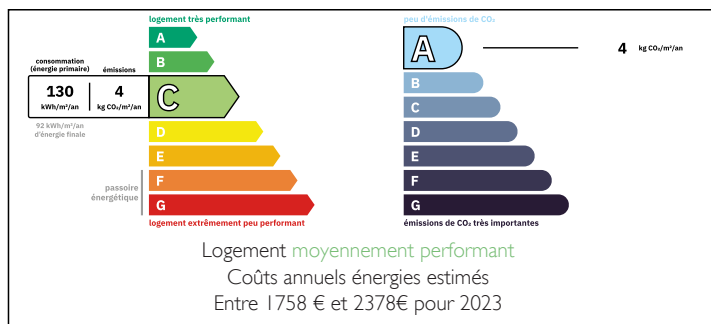
Town:	Enquin-lez-Guinegatte
Department:	Pas-de-Calais
Bed:	5
Bath:	1
Floor:	188 m2
Plot Size:	3137 m2

IN BRIEF

Enquin lez Guingatte is a small and very pretty farming village just 19km south west of the beautiful Flemish style town of St Omer. Just a short distance from the nearby motorway (A26), access is easy for the UK and northern Europe. The main line station at St Omer goes to Calais and there are connections via Hazebrouck to Paris and Lille.



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: **800 EUR**

NOTES

DESCRIPTION

With most of the major works completed future works are mainly cosmetic. From the impressive iron gates into the front garden, the the main door leads into

Entrance Hall - 5,1m x 5,4m

to the left

Lounge and Dining Room - 8,8m x 4,1m

to the right

Kitchen - 6,2m x 3,7m

leading to

Corridor and Bathroom

Cellar 1 - (to be a main bathroom) 3,1m x 4,2m

Cellar 2 - 4,3m x 5,1m

On the first floor and surrounding the majestic staircase are

Bedroom 1 - 3,7m x 3,5m

Bedroom 2 - 4m x 4m

Bedroom 3 - 4,6m x 4m

Bedroom 4 - 4,1m x 4m

Bedroom 5 - 5,4m x 4,5m

Stairs lead up to the large loft space that can be converted to more bedrooms and bathrooms if needed or an independent studio.

Outside the garden is laid to grass and then rises up into private woodland

Viewing is by appointment

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