



MAGNIFICENT 4 BEDROOM MAISON DE MAITRE
SET IN 5 HECTARES OF PASTURE AND
WOODLAND WITH STABLES AND RENTALS

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HECTARES OF PASTURE
AND WOODLAND WITH
STABLES AND RE...



PROPERTY FACT FILE	
REFERENCE	A37123TIS62
PRICE	€ 553,191 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	330 m ²
LAND	49980 m ²
TOWN	Prédefin
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	





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Lying in the triangle formed by the historic towns of St Omer, Arras and Hesdin is the small village of Prédefin.

Main shopping centres are Fruges, St Omer and Aire sur la Lys while the village has its own primary school. Collèges and Lycées are in Heuchin (3,5km), Fruges (11km) and Aire (23km).

DESCRIPTION

This fabulous 19th century maison de maitre has been totally renovated including double glazing, electricity, water and drainage. Set on a quiet back road and surrounded by woodland it is not overlooked from any direction.

From the main entrance there is an impressive tiled hall with staircase and cellar entrance to the rear.

To the left of the hall are

Salon 1 (4,7m x 4,7m) and Salon 2 (4,7m x 6,3m) giving views over the courtyards to front and rear.

To the right of the Hall are

Salon 3 (4,7m x 5,1m) looking on to the front courtyard and the Dining Room looking on to the rear courtyard and leading out to the raised and tiled Terrace.

From here there is the small but well equipped Kitchen (5,7m x 2,5m)

From the Kitchen, a short flight of stairs goes down to the "Garage", a tiled party space 12,8m x 6,5m with both a commercial Cold Room (2,2m x 4,2m) and an Office (4,4m x 4,1m) to one side.

From the Entrance Hall a curved staircase leads up to the First Floor Landing and the four bedrooms all with en suite bathrooms.

Bedroom 1 (5m x 4,8m)

Bedroom 2 (5m x 4,5m)

Bedroom 3 (5m x 3,8m)

Bedroom 4 (4m x 4,6m)

A second staircase goes up the Loft 9,7m x 7,8m with two smaller spaces of 4m x 5m and 5,6m x 4,9m ready to convert if wanted. Electricity and water have been run to the Loft.

The cellars are accessed from below the stairs in the Entrance Hall and include the boiler room and wine cellars.

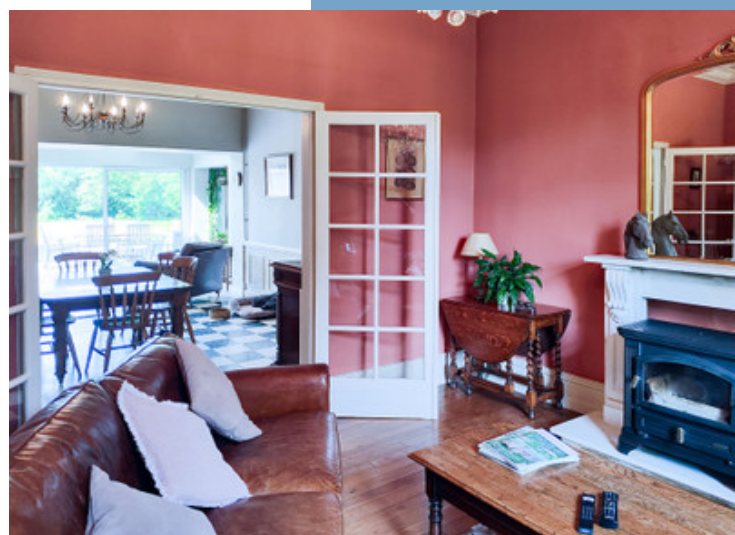
At the far end of the house are two fully furnished gites for rental income.

Each one c...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37123TIS62>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

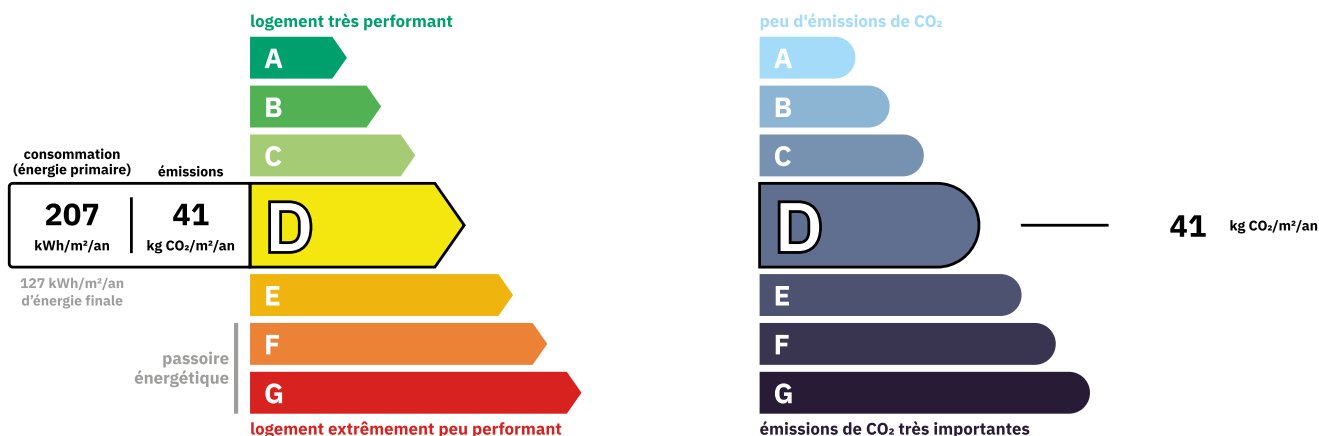
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 920 € and 1270€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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