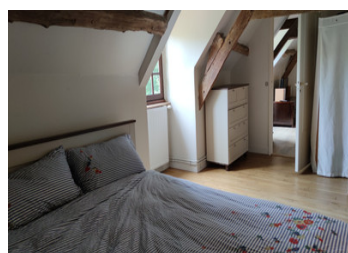
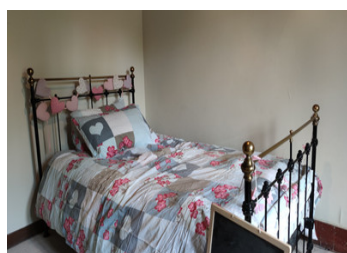


Totally renovated, beautifully decorated traditional longère with 4 bedroom in the tranquil Pays du Ternois.



INFORMATION

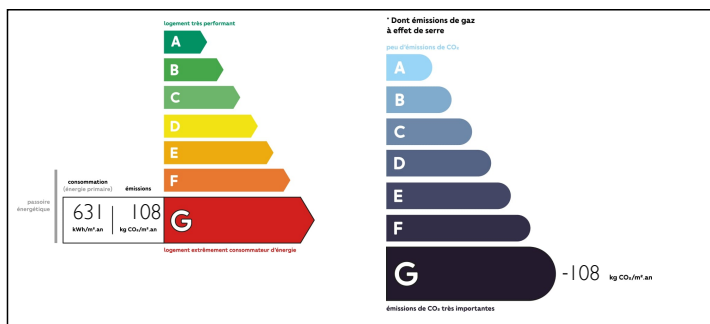
Town:	Rollancourt
Department:	Pas-de-Calais
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	3350 m2



IN BRIEF

The small village of Incourt lies just off the D939 between the two large market towns of Hesdin and St. Pol sur Ternoise. Only 86kms from Calais and within easy reach of the beaches of Le Touquet this is a superb location for either a family home or weekend / holiday home.

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

From the large front garden, the entrance is into the timbered lounge / dining room with views to the front and rear gardens and access to a traditional cellar. To the left, a well equipped kitchen is overlooked by a beautiful gallery reached by the original staircase. To the right of the lounge is a corridor leading to two double bedrooms, one with an en suite bathroom and a single room all with views over the gardens. Another staircase leads up to what is currently an open office space with a further generous double bedroom and a shower room. Outside, the large front and rear gardens are complimented by a paddock making this an ideal home for a horse lover. Viewing of this lovely family home are by appointment only and with the agent.

LOCAL TAXES

Taxe foncière: 481 EUR

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

NOTES