

5 bedroom, secluded family home in sought after village, set in large gardens with rental potential



INFORMATION

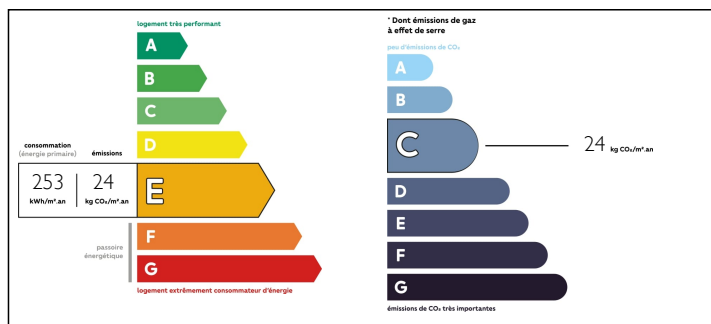
Town:	Cavron-Saint-Martin
Department:	Pas-de-Calais
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	4025 m2

IN BRIEF

Cavron St Martin is a highly sought after village in the Seven Valleys. Just an hour (100km) from Calais via the A16 motorway and only 10 km from the popular town of Hesdin. Hesdin gives rail links to Boulogne sur Mer and Calais to the north and to Arras in the east which in turn gives fast access to Paris and the TGV network



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

This beautifully renovated former farmhouse lies on a private lane to the edge of the village.

The large front garden leads into

Entrance Hall - 2,3m x 4,7m

Kitchen - 3,2m x 4,4m

Veranda - 2,2m x 4,2m

Lounge - 7,7m x 4,3m

Bathroom 1 - 2,7m x 2,1m

Bedroom 2 - 2,9m x 4,3m

Bathroom 2 - 2,2m x 3,6m

Bedroom 3 - 2,9m x 4,4m leading to

Bathroom 3 - 2,7m x 3,3m

Bedroom 4 - 2,8m x 4m

Lounge - 3,6m x 4m

Kitchen - 3m x 3,6m

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

The layout allows for section from Bedroom 3 being used as a separate rental accomodation with two bedrooms, bathroom, lounge and kitchen.

Outside, the gardens continue from the front garden / driveway, to the central and side gardens, all laid to lawn for easy maintenance.

Viewing is by appointment only

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

NOTES