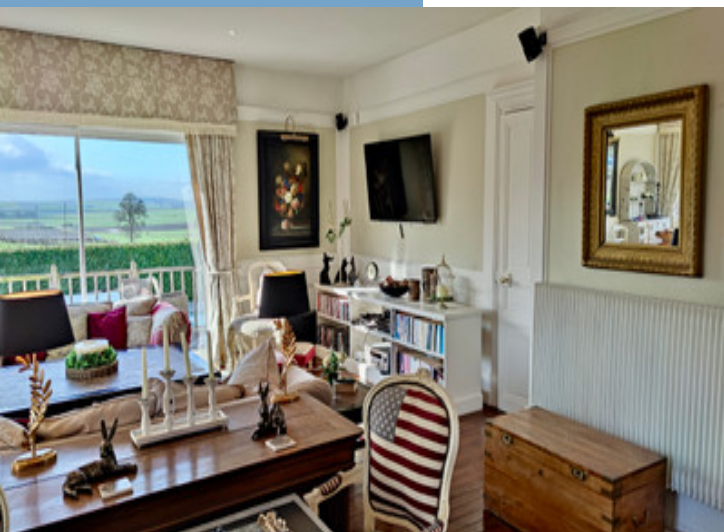
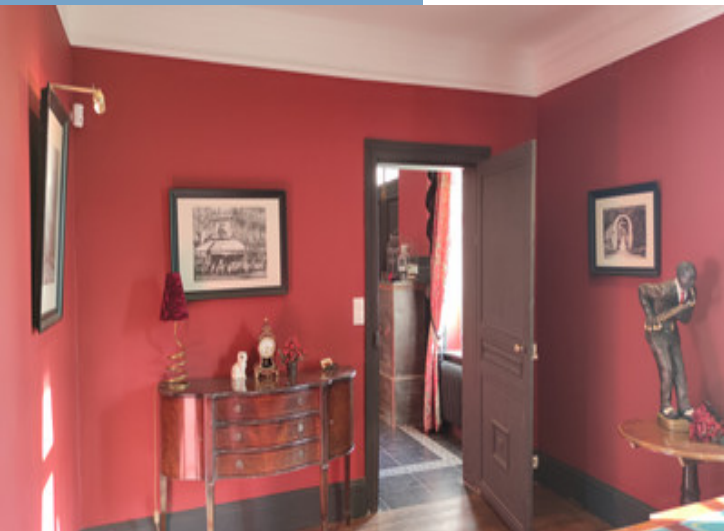




BEAUTIFULLY RENOVATED 7 BEDROOM MANOIR
WITH LARGE GARDENS, HEATED POOL,
OUTBUILDINGS, 45 MINS FROM EUROTUNNEL

BEAUTIFULLY RENOVATED
7 BEDROOM MANOIR
WITH LARGE GARDENS,
HEATED POOL,
OUTBUILDINGS, 45 MINS
FROM E...



PROPERTY FACT FILE	
REFERENCE	A17652
PRICE	€ 1,140,000 £ 974,814* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 085 715 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	450 m²
LAND	3330 m²
TOWN	Dohem
DEPARTMENT	Pas_de_Calais
LOCATION	
TYPE	
CONDITION	Good condition
FEATURES	Outside hot tub, Electricity on site Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	





BEAUTIFULLY
RENOVATED 7 BEDROOM
MANOIR WITH LARGE
GARDENS, HEATED POOL,
OUTBUILDINGS, 45 MINS
FROM E...

Ref : A17652

Being only 45 minutes from the Channel Tunnel, Calais Car Ferry, or the Eurostar station at Frethun, itself only 57 minutes from St.Pancras International this is a perfect opportunity to acquire an historic manor house. Being centrally located for beaches along the Cote D'Opale, World War Two and other historic sites such as Agincourt, and

DESCRIPTIF

This stunning manor house, beautifully renovated and extended, offers a large family home or an excellent business opportunity.

The house itself comprises

On the ground floor:

Entrance Hall - 5,2m x 5,9m

Dining Room - 4,9m x 5,7m

Kitchen - 4,3m x 6,6m

Utility Room

Office - 3,7m x 5,3m

L-shaped Lounge - 8,4m x 9,4m

Games Room - 3,8m x 6,1m

On the First Floor:

Bedroom 1 - 5,4m x 4,5m with en-suite shower room

Bedroom 2 - 4m x 5m

Bedroom 3 - 2,8m x 4,8m

Bedroom 4 - 2,5m x 3,9m

Main Bathroom - 3,6m x 4,7m with bath and shower

On the Second Floor:

Bedroom 5 - 8,6m x 5,4m with en-suite shower room

Bedroom 6 - 5,4m x 5,7m with en-suite shower room

A separate ground floor Studio comprises:

Lounge - 3,6m x 3,2m

Bedroom - 3,3m x 4,8m

Sauna & Shower Room - 3,2m x 3,9m

A large funtion room - 2,8m x 11,9m with controls for a sound system that operates throughout the property and gardens / terraces.

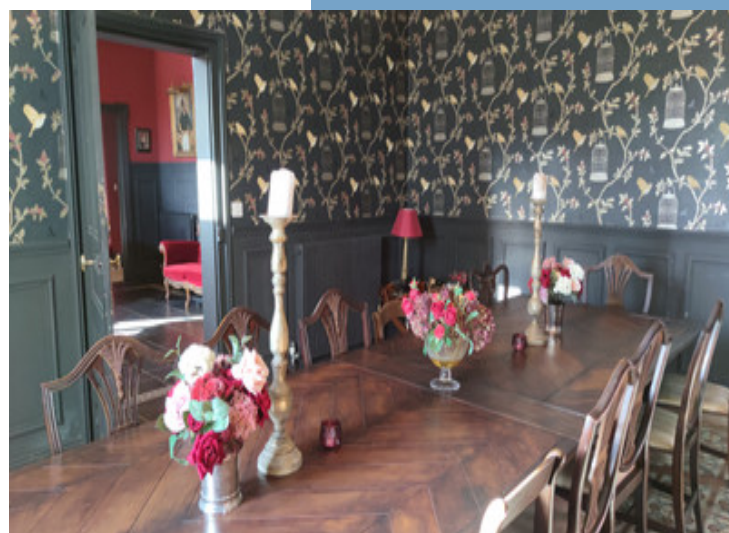
An area above the Studio and Games Room is partially converted to create a further 3 bedrooms and bathrooms with potential for a lounge and kitchen to offer a self-contained apartment.

Three cellars and a wine cellar run below ground giving storage and the boiler room.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17652>

COMPLETE FILE AND PHOTO ON REQUEST



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

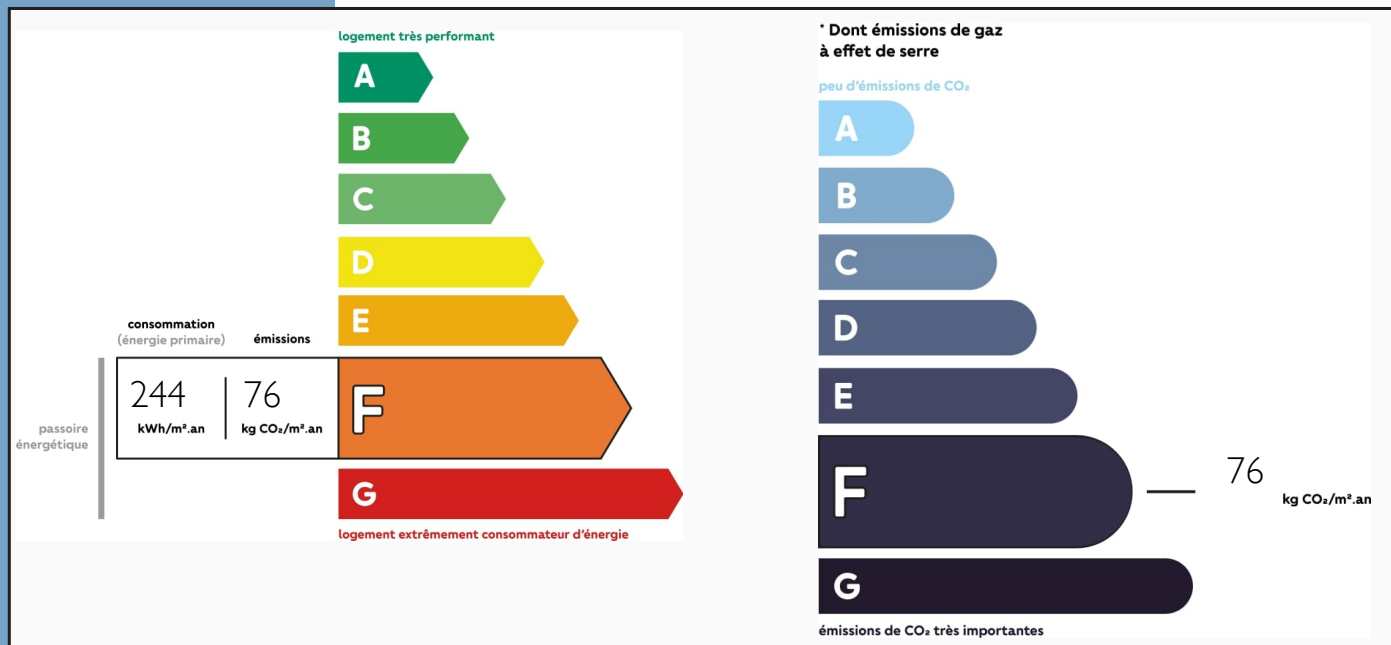
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BEAUTIFULLY RENOVATED 7
BEDROOM MANOIR WITH
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POOL, OUTBUILDINGS, 45
MINS FROM E...

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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/>



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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A17652
FILE COMPLETE
AND PHOTOS
ON REQUEST

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