

6 bedroom family home with 3 bedroom gite set in large gardens in sought after village in the 7 Valleys

EXCLUSIVE



INFORMATION

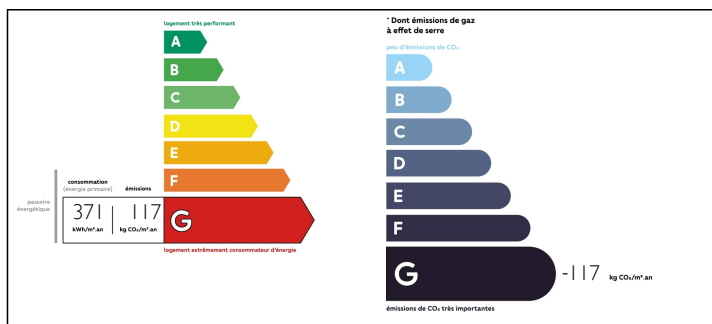
Town:	Rimboval
Department:	Pas-de-Calais
Bed:	9
Bath:	5
Floor:	331 m2
Plot Size:	4040 m2

IN BRIEF

Rimboval is one of the most picturesque villages in the spectacular Seven Valleys here in N France. Only an hour from Calais (75kms) via the A16 motorway, it is within easy reach of the beaches and attractions of Le Touquet and Berck.



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: 1426 EUR

Taxe habitation: 1982 EUR

NOTES

DESCRIPTION

This fabulous property offers opportunities for a large family double home, a large family home with a gite rental business or a medium family home with large holiday home rental business.

The main house, Le Ferme comprises:

Ground floor

Entrance Hall - 5m x 3,6m

Lounge - 4,6m x 8,4m

Kitchen - 3,1m x 3,3m

Utility Room - 2,1m x 1,6m

Bedroom 1 - 5m x 3,6m

Bedroom 2 - 4m x 3,9m

Bedroom 3 - 3m x 3,8m

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

Bathroom 2 - 1,9m x 3,7m

On the First Floor

Games Room - 2,6m x 6,5m

Bathroom 3 - 2,4m x 2,5m

Bedroom 4 - 3,7m x 3,5m

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

Bedroom 6 - 3,7m x 8m

En-Suite Bathroom - 2,5m x 2m

A large double cellar runs below the house and includes the boiler room. To the rear is a terrace and private garden.

The second house (La Fermette) comprises:

On the ground floor

Dining Room - 5m x 5,1m

Kitchen - 4m x 2,9m

Lounge - 5m x 4,9m

Study - 2,6m x 4,9m

Cloakroom & WC

On the First Floor

Bedroom 1 - 4,9m x 7m

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

Bedroom 3 - 2,7m x 2,5m

Bathroom 1 - 2,5m x 3m

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

Outside is a terrace and private garden.

The whole property surrounds a lawned courtyard