

## Enchanting Escape in Campagne Les Hesdin: A Truly Tranquil Haven

EXCLUSIVE

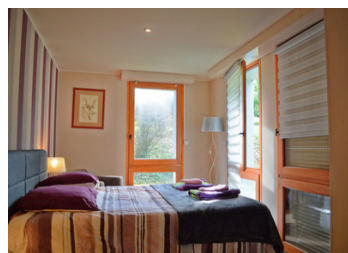


## INFORMATION

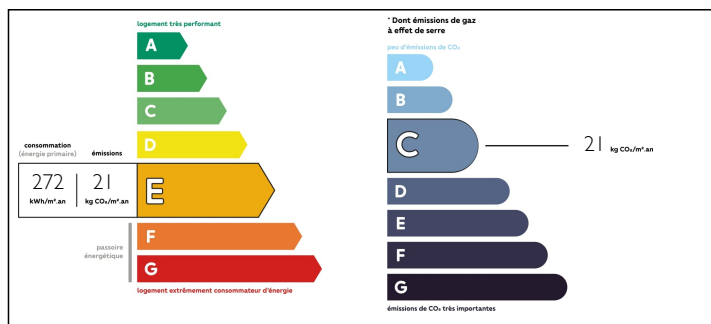
Town:	Campagne-lès-Hesdin
Department:	Pas-de-Calais
Bed:	5
Bath:	5
Floor:	211 m2
Plot Size:	0 m2

## IN BRIEF

Don't miss this extraordinary chance to operate a gîte just minutes from Campagne Les Hesdin. This 1980s gem features 3 out of 5 bedrooms with ensuite facilities. The dining area offers garden vistas through sliding doors, perfect for hosting elegant garden parties. The sunken living room boasts a cozy fireplace, while the main living room is adorned with a convenient built-in bookcase. The property also includes two basements: one for practical storage purposes and the other offering an excellent space for crafting a personalized in-home gym or game room. Relax and unwind among the mature trees in the garden, enveloped in a tranquil valley ambiance. Seize this fantastic opportunity to explore and envision the potential of this stunning property before it's gone!

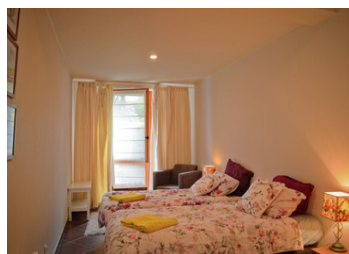
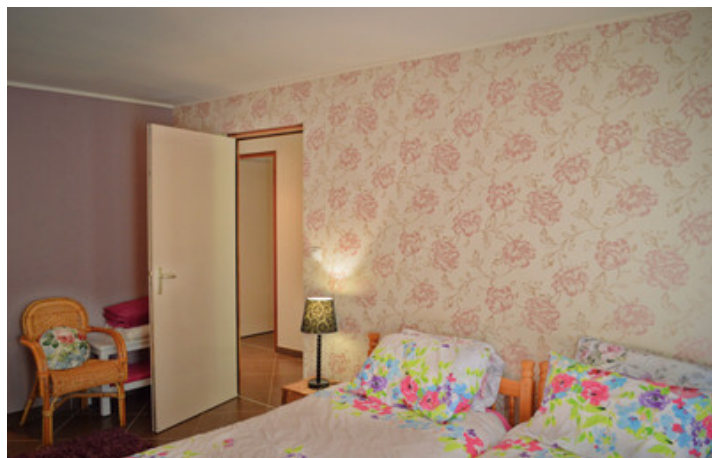


## ENERGY - DPE



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

Nestled in the serene surroundings of Campagne Les Hesdin, this enchanting property offers a haven of tranquility amidst lush gardens and rolling landscapes. Just a short drive away (13km) lie the conveniences of Hesdin, ensuring that all your essential needs are within easy reach.

For those seeking a sun-soaked escape by the coast, the beaches of Le Touquet, Berck, and Merlimot beckon at a mere 25km distance, promising endless hours of relaxation and seaside bliss. Should your wanderlust lead you to the bustling streets of London, the ferry in Calais sits just an hour away (100km), offering a seamless link to the vibrant English capital. Equally enticing are the cosmopolitan cities of Brussels (220km) and Paris (250km), a leisurely 3-hour drive to either destination.

For those with a penchant for train travel, the picturesque city of Arras (60km) offers a convenient gateway to Paris, just an hour's journey away by rail.

Conveniently located a mere 5 minutes (2.5km) from the 939 freeway, this property provides effortless access to an array of destinations, ensuring that each day holds a new adventure.

### **\*\*Property Highlights:\*\***

- 5 bedrooms
- 4 bathrooms
- 4 WC facilities
- Spacious double living room
- Elegant dining room
- Well-appointed kitchen
- Generous garage and carport for convenient parking
- Two expansive basements offering versatile usage options

Prepare to embark on a virtual journey through this exceptional property with our upcoming 360-degree tour - a preview of the luxurious lifestyle that awaits you in this idyllic retreat in Campagne Les Hesdin.

## NOTES