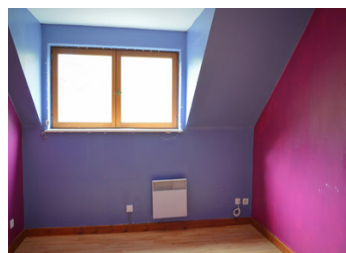
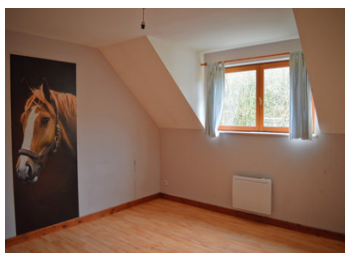


5 bedroom 2 bath family home built in 2002 in the 7 valleys



## INFORMATION

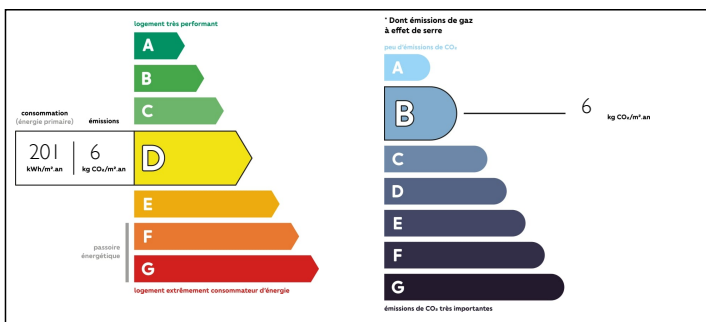
|             |                     |
|-------------|---------------------|
| Town:       | Boubers-lès-Hesmond |
| Department: | Pas-de-Calais       |
| Bed:        | 5                   |
| Bath:       | 2                   |
| Floor:      | 192.2 m2            |
| Plot Size:  | 3000 m2             |



## IN BRIEF

Only 40 minutes from the Opal Coast and the beaches of Berck, Le Touquet and Merlimont, in the valley of the Embryenne lies a little piece of tranquillity. There is a bedroom and an office on the ground floor. The living room has a fireplace and an alcove with access to the garden. The kitchen has a gas hob and electric oven. The master bedroom has an ensuite bathroom, a dressing room and a balcony overlooking the garden. There are views over the valley and fields from the garden. Turnkey and ready to decorate.

## 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

Only an hour (76km) to Calais, or 3 hours to Paris (265km) or Brussels (217km)

The house consist of a ground floor with

- Office (8m2)
- Entry Hall (16m2)
- Bedroom 1 (11m2)
- Kitchen(26m)
- Livingroom and alcove (36m2)
- Pantry room (6m2)
- W/C

On the first floor

- 4 bedrooms (14m2, 15m2, 9m2, and master 19m2)
- 2 bathrooms (shared 9m2 master 10m2)
- masterbedroom dressing (5m2)
- landing (4m2)

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

## NOTES