

Impressive Estate with Historical Significance and Modern Comforts

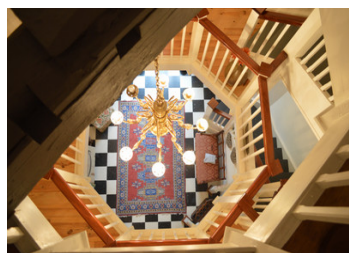
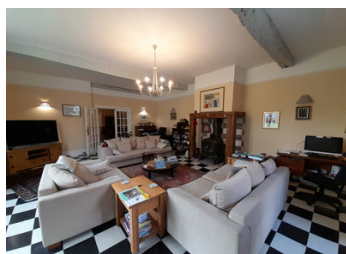


INFORMATION

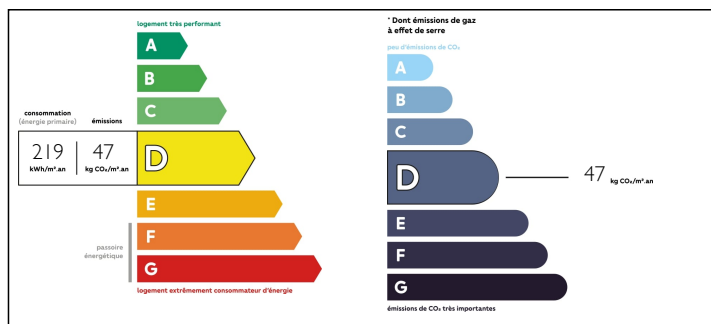
Town:	Argoules
Department:	Somme
Bed:	10
Bath:	6
Floor:	458.5 m2
Plot Size:	3378 m2

IN BRIEF

The beautifully restored coach house and dovecote is now a 4-bedroom house. One of the former stables has been converted and is now a 4-bedroom house for 8 people. The other stable block can be converted into accommodation with 2 floors of 6 rooms. Fruit trees, walnut trees, and roses grow in the well-maintained walled garden. All just a few minutes from the abbey of Valloires (1.5km), 25km from the Opal Coast, 30km from Abbeville, one hour from Amiens (65km), one and a half hours from Calais (87km).



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.



NOTES

DESCRIPTION

This magnificent property boasts superior craftsmanship with wooden joinery and double glazing throughout. Featuring De Dietrich oil central heating, wood burning stoves, and a thermodynamic water heater, this residence offers a blend of traditional charm and modern amenities for a truly luxurious living experience.

Steeped in history, the courtyard provides access to all buildings on the estate, including the original dog kennels, emblematic of its prestigious past as a hunting lodge for the Earl of Argoules.

The main house is a vision of elegance, with a generously sized terrace (33m²) overlooking enchanting garden vistas and the idyllic countryside. Additionally, two well-appointed w/c's off the terrace add convenience and comfort to outdoor entertainment. The living room (42.67m²) features a Vermont enamel fireplace, while the spacious dine-in kitchen (39m²) with a double aspect is perfect for culinary enthusiasts.

Enhancing the aura of sophistication, the dining room (17.90m²) showcases French double doors leading to both the kitchen and living room. The grand entrance (17m²), formerly a dovecote, boasts a sweeping staircase connecting various levels, including a serene library (10.40m²), charming loft room (16.76m²), and distinguished landings. The second level offers 2 bedrooms with ensuites, a mesmerizing master suite with a bath, shower room (w/c), and a convenient dressing room. The master bedroom (29.65m²) shines with a delightful double aspect, creating a serene retreat.

In the former coachhouse and theater, discover a delightful mezzanine office, gym room, laundry room, workshop, and spacious store rooms, including a bonus basement room with water connection...