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215 sqm of flexible living space

8,000 sqm plot including paddock

Lots of out buildings

Renovated fermette with attractive features

Beautiful rural setting next to the river Course

DPE = maison secondaire



Inxent, Pas de Calais
Ref 10999

€300,000

A large, attractive fermette in a quiet village in the lovely Vallee de la Course. Originally built approximately 100 years ago, fully renovated and extended in 2011. It comes with a range of stables and garages, a 6,000m2 paddock and a large garden of 2,000m2. It has 4 bedrooms and 3 bathrooms/shower rooms upstairs. Downstairs there is a large kitchen/sitting room, a games room, a lounge and a 5th bedroom/office/store room, plus an entrance hall with w.c., a pantry and a utility room.

GROUND FLOOR

lounge with wood burner
hall with w.c.
sitting room with wood burner
kitchen/dining room with separate pantry and storeroom
games room
bedroom/office/store room
laundry room with w.c.
large wooden deck outside the kitchen

FIRST FLOOR

bedroom 1
landing with shower room
bedroom 2
family bathroom
bedroom 3
landing with shower room
bedroom 4

OUTBUILDINGS

4 stables
2 garages
'Pub' with bread oven and BBQ

GARDENS & GROUNDS

front courtyard
large back lawn
6000m2 paddock

ADDITIONAL INFO

total land area 8000m2
detached 2 storey 'longere' with potential to be divided into 2 or 3 gites
planning permission (lapsed) to convert stables and garages into a second house/gite
new electric radiators in the upstairs bedrooms
wood fired boiler behind wood burner in sitting room
feeding radiators throughout the house
tax fonciere EURO 1,000
fully renovated and extended in 2011
traditional fermette with many attractive features
in a beautiful, quiet rural setting next to the River Course

ABOUT THE AREA

The calm and pretty Vallee de la Course is part of the Seven Valleys area of outstanding natural beauty. The village of Inxent is approximately 10 minutes drive from the delightful old market town of Montreuil sur Mer and roughly 20 minutes from the famous seaside resorts of Le Touquet and Hardelot, on the stunning Cote d'Opale. Calais and the Channel Tunnel is only a 40 minutes drive to the north.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.