

18th-century Bourgeois family House, near Boulogne -sur -Mer



INFORMATION

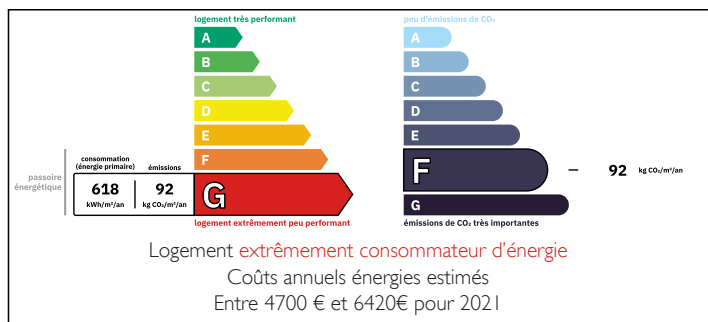
Town:	Saint-Martin-Boulogne
Department:	Pas-de-Calais
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	1113 m2

IN BRIEF

6 bedroom, beautiful property with 3 bathrooms, 2 kitchens and a magnificent enclosed garden, 10 minutes from the coast (4km). Under an hour from Calais(47km) with private parking and additional apartment.

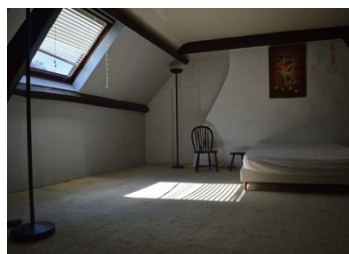


ENERGY - DPE



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

This beautiful, authentic house features a large office/living room with fireplace, opening onto the beautiful garden via an original veranda. It also includes a large living room adjoining a laundry room, as well as a bathroom and a bedroom. On the first floor, there are 3 large bedrooms with large windows letting in plenty of light and sunshine. On the second floor, there is space for additional bedrooms or an office. In addition, there is a spacious apartment of 75m2 with a separate entrance, comprising a large bedroom, a fitted kitchen, a bathroom and a private terrace at the front. Finally, there is a wonderful little wine cellar. A property that is definitely worth a visit!

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

LOCAL TAXES

Taxe foncière: 2080 EUR

Taxe habitation: EUR

NOTES