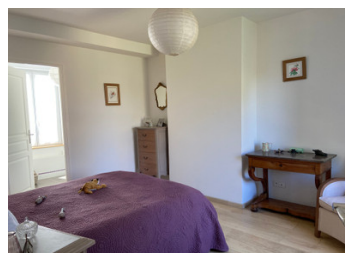


Main residence and annex apartments for rent, close to the beaches.



INFORMATION

Town:	Montreuil
Department:	Pas-de-Calais
Bed:	5
Bath:	4
Floor:	245 m2
Plot Size:	0 m2

IN BRIEF

Real estate complex completely renovated in 2007 with a living area of approximately 245m2 including a main house, two apartments and a separate garage. The main house of 130m2 is composed on the ground floor of a spacious living room, a dining room and an open equipped kitchen, which opens thanks to the sliding windows onto two beautiful terraces, with a fully enclosed garden surrounded by the old ramparts of the city.

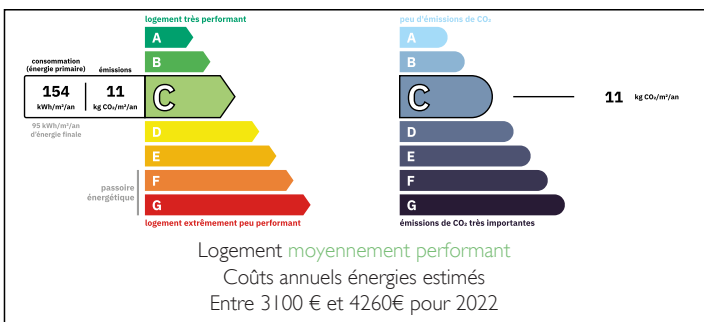
On the 1st floor, two double bedrooms with private bathroom and WC, as well as a large dressing room on the landing.

On the 2nd floor, a large space to be arranged according to your needs.

The right part of the property intended for rental is divided into 2 apartments.

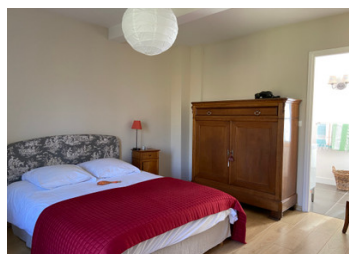
On the ground floor, a T2 of 35 m² including a living room, an open equipped kitchen, a bedroom and...

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 an enchanting setting, this unique property, just 15 minutes from the coast, seduces with its timeless charm and infinite potential. A true haven of peace, it offers a rare combination of authenticity, space, and development possibilities. Whether for a family residence, a tourist project, or a characterful investment, this rare property is an opportunity not to be missed. Its privileged location and warm atmosphere make it a rare gem on the real estate market.

Accommodation 1: Main house of 130m²

* Ground floor: Large living space of 51m² including a living room

with a pellet stove, an open-plan fitted and equipped kitchen, and a separate toilet. The property opens onto two beautiful terraces, a wooded garden, and a vegetable garden, entirely surrounded by the ramparts of the old town.

* On the first floor, a landing with a large closed dressing room, as well as two double bedrooms of 14.5m² / 13m², each with its own bathroom and WC of approximately 6m²

* The second floor consists of a large space of 30 m², which can be arranged according to your needs: office, games room or additional bedrooms.

To the right, the rental part of the house comprising two independent apartments:

On the ground floor, a one-bedroom apartment of 35 m² comprising a living room with open fitted kitchen, a bedroom and a bathroom with WC.

This is currently rented for 3 years from 01/12/2023 until 30/11/2026.

On the first floor, a duplex comprising a living room with an open-plan fitted...

LOCAL TAXES

Taxe foncière: **2891 EUR**

NOTES