

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.

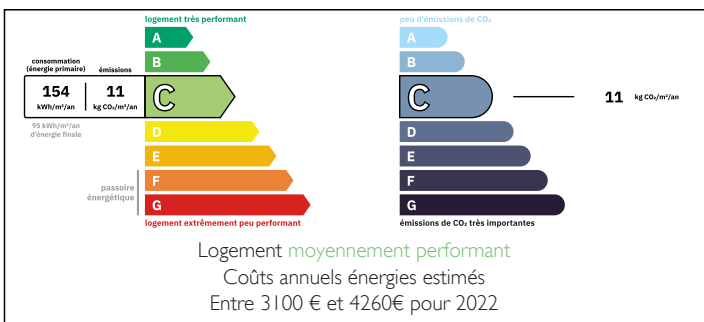
On the 1st floor, two double bedrooms with private bathroom and WC, as well as a large dressing room on the landing.

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.

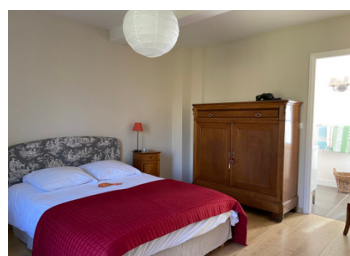
On the ground floor, a T2 of 35 m<sup>2</sup> including a living room, an open equipped kitchen, a bedroom and...

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 2891 EUR**

**Taxe habitation: EUR**

## NOTES

## 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 130m<sup>2</sup>

\* Ground floor: Large living space of 51m<sup>2</sup> 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 14.5m<sup>2</sup> / 13m<sup>2</sup>, each with its own bathroom and WC of approximately 6m<sup>2</sup>

\* The second floor consists of a large space of 30 m<sup>2</sup>, 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 m<sup>2</sup> 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...