

## Renovated House in the Heart of Boulogne-sur-Mer, the Opal Coast



## INFORMATION

Town:	Boulogne-sur-Mer
Department:	Pas-de-Calais
Bed:	6
Bath:	2
Floor:	165 m2
Plot Size:	156 m2



## IN BRIEF

Family home offering spacious accommodation over several levels.

Basement: vaulted cellar.

Ground floor: entrance hall, garage, library, shower area, garden, terrace, and outbuilding with kitchen.

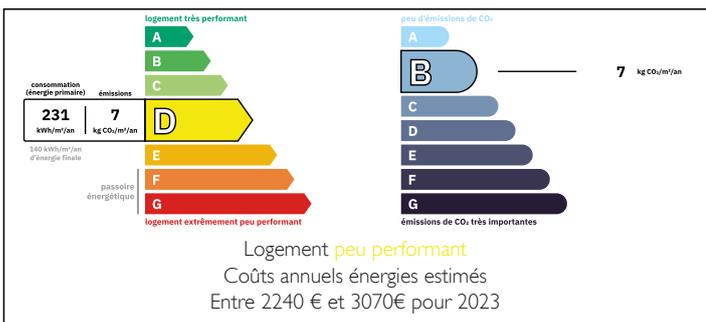
First floor: landing, living room with wood-burning fireplace, dining room, fully equipped kitchen, terrace, WC with washbasin.

Second floor: landing, large bedroom with access to bathroom, two adjoining bedrooms.

Third floor: landing, games room, bar area, three bedrooms, WC, bathroom

Fully insulated attic.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Charming Renovated House in the Heart of Boulogne-sur-Mer, on the Opal Coast

Located in a historic town, just a few steps from the famous ramparts of Boulogne-sur-Mer, this family home beautifully combines authenticity with modern comfort. Renovated and perfectly insulated, the property has been carefully restored while preserving its original charm.

You will be captivated by the high ceilings on the first floor, the quality of the finishes with beautiful wooden features, and the original built-in cupboards thoughtfully preserved on every floor.

The property enjoys a prime location close to the beaches of the Opal Coast, renowned golf courses, major road networks, shops, schools, and healthcare facilities.

Layout:

Basement: vaulted stone cellar.

Ground floor: entrance hall, garage with motorized door, library, shower area, private walled garden, sunny terrace, outbuilding with fully equipped kitchen.

First floor: landing, cozy living room with wood-burning fireplace, bright dining room, fully equipped kitchen, terrace, WC with washbasin.

Second floor: landing, large bedroom with direct access to the bathroom, two interconnecting bedrooms with built-in wardrobes.

Third floor: landing, games room, bar area, three additional bedrooms with original storage, WC, bathroom.

Attic: fully insulated with excellent potential for conversion.

This characterful home is ideal for a large family or for a guesthouse project in a highly sought-after environment.

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Information about risks to which this property is