



Ref: A38374AC62 Price: 296 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (280 000 EUR without fees)

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













INFORMATION

Town: Boulogne-sur-Mer

Department: Pas-de-Calais

Bed:

2 Bath:

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.

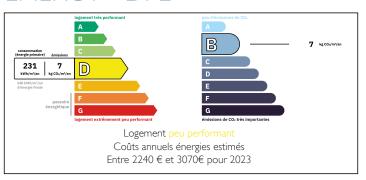
First floor: landing, living room with wood-burning fireplace, dining room, fully equipped kitchen, terrace, WC with washbasin.

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.

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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.

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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.

Information about risks to which this property is