

6 bedroom family home & 1 bedroom annexe close to Le Touquet & Berck and less than 1 hour from Calais



INFORMATION

Town:	Verton
Department:	Pas-de-Calais
Bed:	7
Bath:	3
Floor:	263 m2
Plot Size:	2938 m2

IN BRIEF

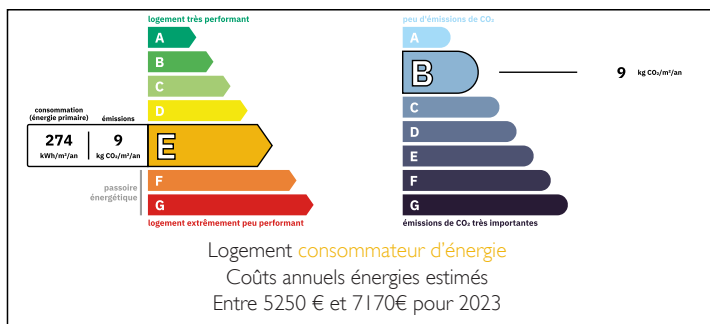
Set in a quiet side road, this large home is accessed along a private driveway to a gated courtyard. The large courtyard gives parking for 6 cars.

The mainline station nearby, Rang de Fliers, Verton, Berck goes to Le Touquet with a connection to Calais or Arras in turn connecting for Lille or Paris. Verton has a primary school and 2 collèges ideal for families.

There are local shops in Verton, Rang de Fliers and Berck.



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 foncière: 3932 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering from the courtyard into the Main Hall, to the right is
Bedroom 1 - 3,5m x 4,6m
Kitchen / Dining Room - 7,8m x 3,7m open to the
Lounge - 4,1m x 7, 3m with access to the sun terrace

The Corridor from the Entry Hall leads to
Office / Bedroom 2 - 3,4m x 3,4m

Bedroom 3 - 3,3m x 3,4m

Bathroom 1 - 2m x 3,7m

Utility Room - 3,7m x 3,7m

Up the stairs from the Main Entry Hall is

Games Room A - 4,4m x 8,4m and

Games Room B - 4,1m x 4,4m

Around these are

Bedroom 4 - 4,4m x 4,7m

Bedroom 5 - 4,6m x 7,1m

Bathroom 2 - 3m x 3,8m

Bedroom 6 - 4,5m x 6,,3m

Outside, the courtyard leads round to the Gite access with it's own garden.

The Gite comprises

Lounge - 4m x 7,5m with cooking and dining areas

Bedroom - 2,9m x 4,5m

Bathroom

The extensive gardens run down to a small river. There are barns for storage.

Viewing is by appointment only

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