

Ref: A39507TIS62 Price: 606 382 EUR

agency fees to be paid by the seller

Former presbytery now a fabulous 5 bedroom family home 10 minutes from the centre of Arras















INFORMATION

Town: Wailly

Department: Pas-de-Calais

Bed: 5

Bath: 3

Floor: 310 m2

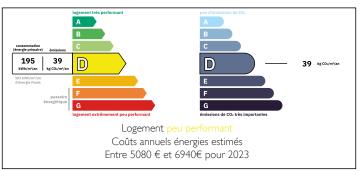
Plot Size: 947 m²

IN BRIEF

The village of Wailly is a suburb of the vibrant university city of Arras. Badly damaged during World War II many of the buildings have been rebuilt including the church beside the former Presbytery and Curé's house. The property has been beautifully restored and modernised but keeping some of the original features.

The city centre is a 10 minute drive and the main station gives easy access to Calais and the ferries and Shuttle as well as to Paris (Gare du Nord) including TGV travel.

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.





Ref: A39507TIS62

agency fees to be paid by the seller

Price: 606 382 EUR





LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This stunning home is in two parts allowing for both a large family home or business potential with the possibility of holiday rentals or even for another business such as healthcare or other professional use.

Accessed by the electrically operated main gates and past the four car parking area (one with electric vehicle charging point) to the

Main Entrance Hall - 4,3m x 6,5m

To the left into the former Presbytery with

Entrance Hall

Office

WC

Billiard Room - $6.5 \text{m} \times 8.7 \text{m}$

Stairs lead up to the

Landing leading to

Bedroom I - $4m \times 4.5m$

Bedroom 2 - 4m x 4m

Bathroom - $2m \times 1.2m$

Bedroom $3 - 3.5m \times 3.8m$

From the Main Entrance Hall, to the right is the former Curé's house now with

Kitchen - $4,4m \times 6,5m$ fully equipped with Nolte

units and open to the

Utility Room - $3.8m \times 2.5m$ and the

Lounge - $6.5m \times 12.2m$

From the Lounge, into the ground floor suite parentale with

Bedroom 4 - 5,7m x 3,6m

WC

Bathroom - 3m x 3,6m with dressing room

Stairs lead up from the Lounge to the

Gallery Landing overlooking the Lounge and leading to

Bedroom 5 - $8.2m \times 6.4m$ with

Bathroom - $2.9m \times 2m$

Below the Presbytery is a small cellar ideal for wine storage. Outside there is a vine covered terrace and mature gardens that are well-maintained

Viewing is by appointment only

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr