

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

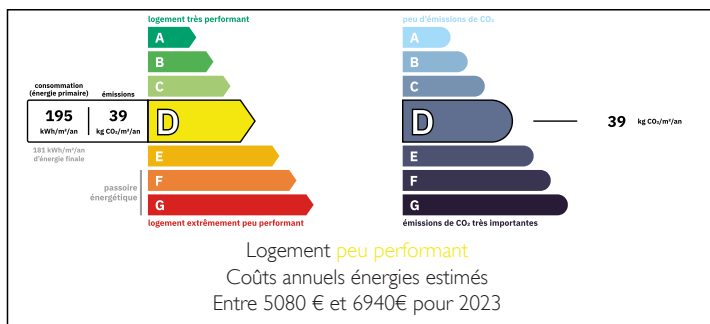
## IN BRIEF

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



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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: 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 - 6,5m x 8,7m

Stairs lead up to the

Landing leading to

Bedroom 1 - 4m x 4,5m

Bedroom 2 - 4m x 4m

Bathroom - 2m x 1,2m

Bedroom 3 - 3,5m x 3,8m

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

Kitchen - 4,4m x 6,5m fully equipped with Nolte units and open to the

Utility Room - 3,8m x 2,5m and the

Lounge - 6,5m x 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 x 6,4m with

Bathroom - 2,9m x 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