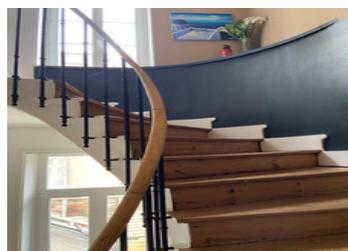


Maison de Maître



INFORMATION

Town:	Boulogne-sur-Mer
Department:	Pas-de-Calais
Bed:	10
Bath:	6
Floor:	430 m ²
Plot Size:	800 m ²

IN BRIEF

Elegant Stone Mansion – 430 m² in the heart of the city centre and near the beach and port. Built on a fully enclosed 800 m² plot

Ground floor: entrance hall, large bright living room with veranda opening onto a south-facing terrace, independent kitchen, utility room

First and second floors: 7 bedrooms with fitted wardrobes, each with its own bathroom or shower room and toilet

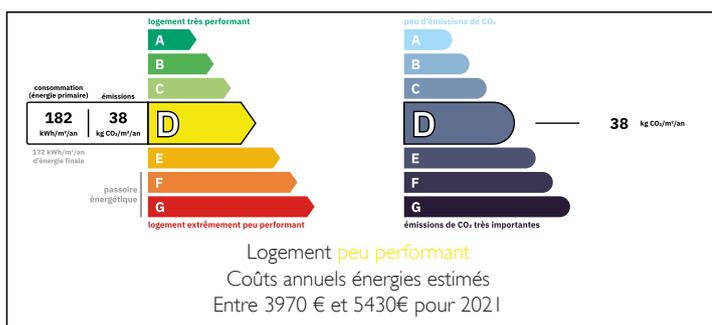
Top floor: independent apartment with 3 bedrooms, bathroom, toilet, living and dining area, fully equipped kitchen

Outside: large sunny terrace, enclosed and landscaped garden, cellars, garage

Possibility to continue a bed & breakfast activity or use as a spacious family home

Close to schools and shops

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: 4380 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Elegant "Maison de Maître" – 430 m² in the Heart of the City Centre, near Beaches, Marina, and Golf

In the very heart of the city, close to the beaches, marina, and fishing port, and conveniently located near the Channel Tunnel and main access roads, discover this superb stone-built Maison de Maître of approximately 430 m² — a rare property combining elegance, authenticity, and modern comfort.

Set on a fully enclosed 800 m² plot, this well-maintained residence impresses with its generous volumes, timeless charm, and versatile potential.

The ground floor opens onto a gracious entrance hall leading to a spacious, light-filled living area, extended by a veranda opening onto a south-facing terrace. A well-appointed independent kitchen and a utility room complete this welcoming space.

On the upper floors, the house offers seven spacious bedrooms with fitted wardrobes, each featuring its own bathroom or shower room, ensuring comfort and privacy for the whole family.

The top floor hosts a self-contained apartment comprising three bedrooms, bathroom, toilet, a living and dining area, and a fully equipped kitchen — ideal for welcoming guests or generating rental income.

Outside, enjoy a large sun-drenched terrace, a landscaped enclosed garden, cellars, and a garage.

This character property offers the opportunity to continue a charming bed & breakfast activity or to become an exceptional family residence, situated in a historic town with all amenities, and close to golf courses.

A unique property where charm, space, and potential come together harmoniously.