

Loft + Large private and/or commercial space



EXCLUSIVE



## INFORMATION

Town:	Dunkerque
Department:	Nord
Bed:	4
Bath:	2
Floor:	511 m <sup>2</sup>
Outside Space:	30 m <sup>2</sup>

## IN BRIEF

Property Summary: Loft + Commercial (extra living) Space

1. Private Areas: The property is composed as follows:

Ground Floor:

Entrance: 12.74 m<sup>2</sup>

1st Floor:

Landing: 12.74 m<sup>2</sup>

Pantry: 9.01 m<sup>2</sup>

Kitchen: 8.90 m<sup>2</sup>

Living Room: 66.03 m<sup>2</sup>

Veranda: 15.47 m<sup>2</sup>

Bedroom 1: 18.82 m<sup>2</sup>

Bedroom 2: 19.37 m<sup>2</sup>

Bedroom 3: 11.65 m<sup>2</sup>

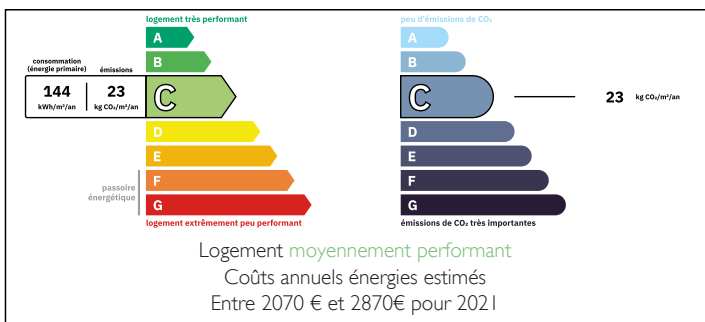
Bathroom : 12.81 m<sup>2</sup>

Sanitaires: 3.03 m<sup>2</sup>

WC: 1.81 m<sup>2</sup>

Total living area of apartment/loft: 215.73 m<sup>2</sup> + 30 m<sup>2</sup> terrace

## ENERGY - DPE

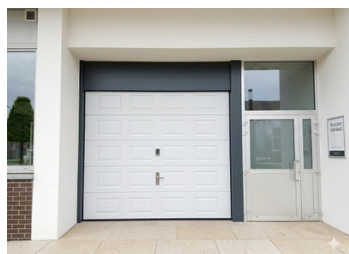


NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

Also ideal for:

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: +33 (0)5 53 60 84 88  
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France  
investors, shared accommodation / mixed project (commercial & residential), agency fees.



## DESCRIPTION

Exceptional property with impressive proportions – ideal for residential and commercial use.

Located in a prime location, this rare property offers a generous living area of 216m<sup>2</sup> + 30 m<sup>2</sup> terrace, complemented by a separate 295 m<sup>2</sup> outbuilding, offering exceptional potential.

From the moment you enter, you will be captivated by the spaciousness and light, thanks in particular to the large skylights that generously diffuse natural light.

The 66 m<sup>2</sup> living room and dining room, extended by a pleasant veranda, offer a modern living environment, enhanced by an elegant fireplace.

The functional kitchen and storage spaces (pantry) provide optimal everyday comfort.

The sleeping area comprises three beautiful, spacious, and bright bedrooms, along with a bathroom and separate toilet.

Major advantage:

An independent 295 m<sup>2</sup> space complements this property, opening the door to numerous possibilities:

\* professional activity, rental investment, conversion into a loft or several units, mixed project.

A rare property on the market, ideal for lovers of space, investors or project developers.

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

## LOCAL TAXES

**Taxe foncière: 4556 EUR**

**Taxe habitation: EUR**

## NOTES