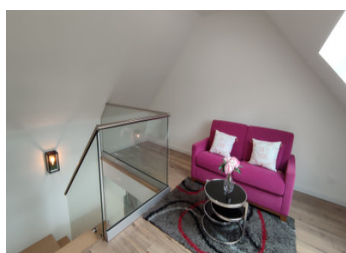
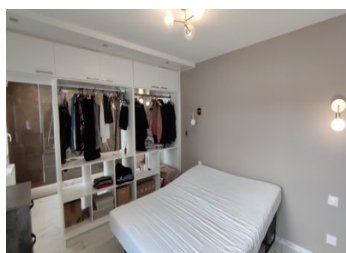
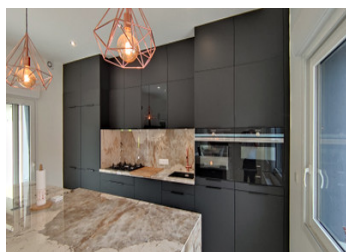


Beautifully renovated 4 bedroom family home with courtyard, garden and parking in the centre of the town



INFORMATION

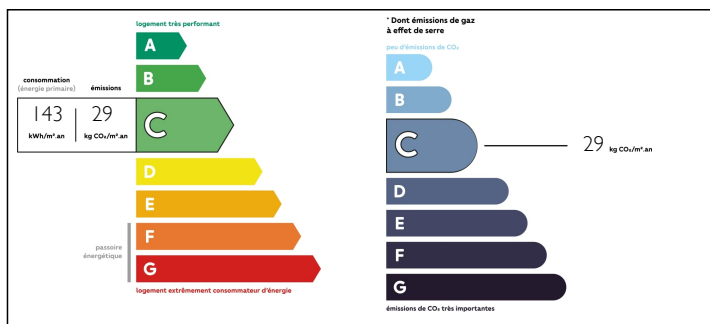
Town:	Ablain-Saint-Nazaire
Department:	Pas-de-Calais
Bed:	4
Bath:	3
Floor:	215 m2
Plot Size:	613 m2



IN BRIEF

Set in the triangle of the major towns of Arras, Lievin and Lens, Ablain St Nazaire is a haven of calm and incorporates the National Memorial of Notre-Dame-de-Lorette. There is local shopping in the village and larger shops are to be found in the main towns. Arras is only 15km (20 mins, Liévin is 7km (12 mins) and Lens 11km (24 mins). The main line station in Arras gives fast access to Paris and the nearby A26 motorway allows for easy travel from the UK and N Europe.

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.



DESCRIPTION

Entering this stunningly renovated home, it's hard to believe that this is a converted farmhouse. Offering the potential for a large family home or business / investment opportunity, there are two distinct areas. To the front, there is smaller home comprising

on the ground floor:

Entrance hall - 3,2m x 3m with laundry room and separate WC

Open plan kitchen / lounge / dining room - 6m x 4,2m

On the first floor:

Double landing with bathroom and WC

Bathroom - 2m x 2,4m

Bedroom 1 - 3,9m x 4,6m

Bedroom 2 - 3,4m x 4,2m

LOCAL TAXES

Taxe foncière: 1709 EUR

Taxe habitation: 1041 EUR

NOTES

Outside, the courtyards lead to the garage and parking area as well as the main house comprising

On the ground floor:

Open plan kitchen / dining room - 4,5m x 9,5m

Stairwell leading to the

Suite parentale with Bedroom 1 - 3,1m x 3,8m and double shower room

On the first floor:

A lounge area - 4,1m x 4,6m

Large landing giving onto

Bathroom - 2,2m x 4,4m

Bedroom 2 - 4m x 4,6m

Below the house and accessed from the kitchen is a cool wine cellar.

To the rear of the house is a terrace with steps up to a lawned garden .

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>