

6-bedroom 18th-century bourgeoise near Boulogne-sur-Mer

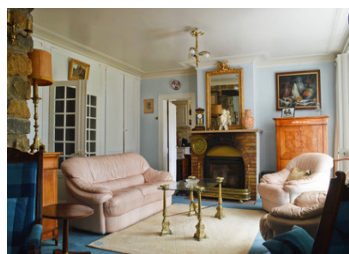


INFORMATION

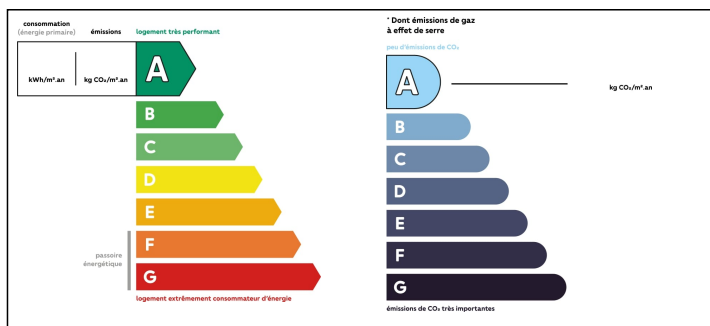
Town:	Saint-Martin-Boulogne
Department:	Pas-de-Calais
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	1113 m2

IN BRIEF

Beautiful property with an enclosed garden 10 minutes from the coast (4km) Under an hour from Calais (47km) with private parking and additional apartment Family-owned for more than 200 years

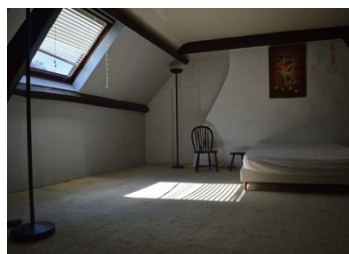


ENERGY - DPE



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

This charming home has a spacious living room and office space looking onto the green garden with its original stone walls. There is also a grand sitting room that gives access to the ground-floor laundry room. There is also a downstairs bathroom and bedroom.

On the second floor are 3 bedrooms with windows that welcome the sun to light up the rooms.

There is still more space on the third floor for extra bedrooms or office space.

Attached to this is a fully fitted 1 bedroom apartment with its own private terrace and entryway.

Schedule and appointment to see it in all of its splendor.

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

LOCAL TAXES

Taxe foncière: 1800 EUR

NOTES