LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39507TIS62 Price: 606 382 EUR

agency fees to be paid by the seller

Former presbytery now a fabulous 5 bedroom family home 10 minutes from the centre of Arras















INFORMATION

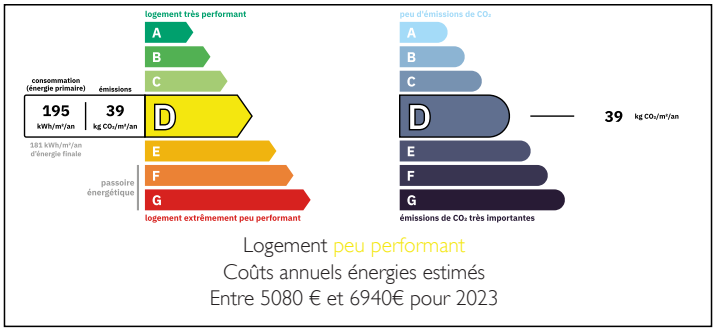
Town:	Wailly
Department:	Pas-de-Calais
Bed:	5
Bath:	3
Floor:	310 m2
Plot Size:	947 m2

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



Logement peu performant
Coûts annuels énergies estimés
Entre 5080 € et 6940€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **2000 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

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