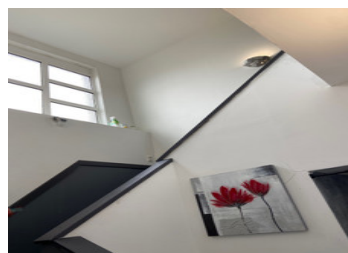
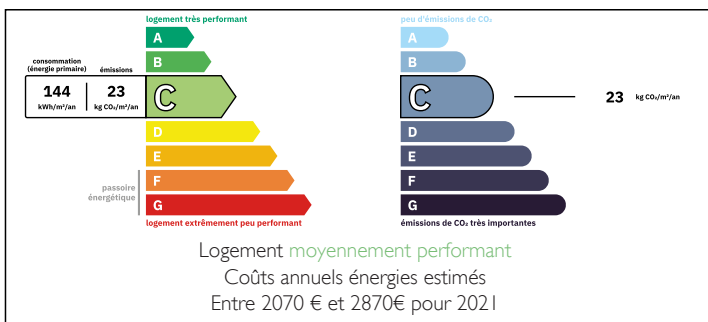


Loft + Large private and/or commercial space

EXCLUSIVE



ENERGY - DPE



## 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

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:

investors, shared accommodation/  
mixed project (commercial & residential),  
residential project (commercial & residential).



## LOCAL TAXES

**Taxe foncière: 4556 EUR**

## NOTES

## DESCRIPTION

Exceptional property with spectacular proportions – Character home with unique development potential.

Ideally located in a strategic area, this rare property offers an exceptional opportunity for those who appreciate spacious living, investors, or those with professional projects.

The residential section offers approximately 216 m<sup>2</sup> of living space, complemented by a magnificent 30 m<sup>2</sup> terrace, while a large, independent 295 m<sup>2</sup> space completes the property and opens up numerous possibilities for development.

From the moment you enter, you are captivated by the impressive proportions and remarkable natural light. Large skylights flood the spaces with light, creating a unique and contemporary atmosphere.

The expansive 66 m<sup>2</sup> living room, extended by a pleasant veranda and enhanced by an elegant fireplace, provides a welcoming and warm living space, ideal for entertaining family and friends.

The functional kitchen, complete with a pantry and ample storage, ensures optimal comfort for everyday living.

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

Exceptional potential:

The independent 295 m<sup>2</sup> space represents a real asset and allows for numerous projects:

Professional or craft activity;

Creation of a characterful loft;

Rental investment;

Development of several units (subject to approval).

Mixed-use residential/commercial project.

Enhancement work underway.

To further improve the quality and appeal of the