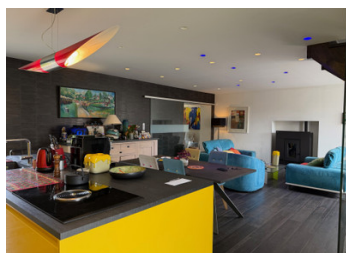


CHARMING PROPERTY WITH INDEPENDENT COTTAGE



INFORMATION

Town:	Sorrus
Department:	Pas-de-Calais
Bed:	8
Bath:	4
Floor:	340 m2
Plot Size:	2300 m2

IN BRIEF

CHARMING PROPERTY WITH INDEPENDENT COTTAGE

The main house:

Living room with open-plan fitted kitchen, an office, a master suite on the ground floor with bathroom and dressing room, a laundry room. WC
Upstairs: 2 bedrooms and a shower room.

The independent gîte:

On the ground floor: Fitted and equipped kitchen, dining room and large living room with cathedral ceiling, exposed beams and fireplace, TV area and library space, a shower room and WC.

Upstairs:

4 bedrooms, two with en-suite shower rooms.

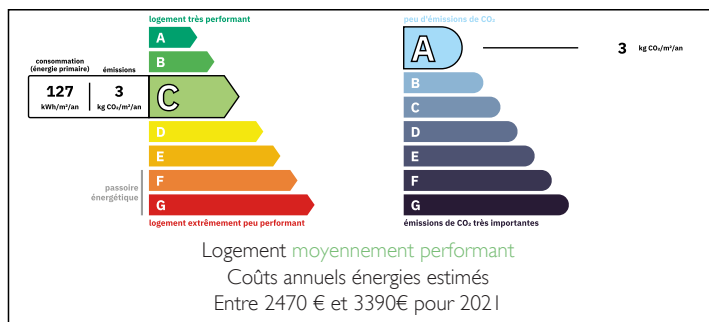
One large bedroom converted into a dormitory.

Outside: Double garage,

separate building plot with a separate entrance.

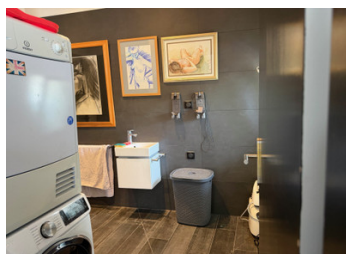
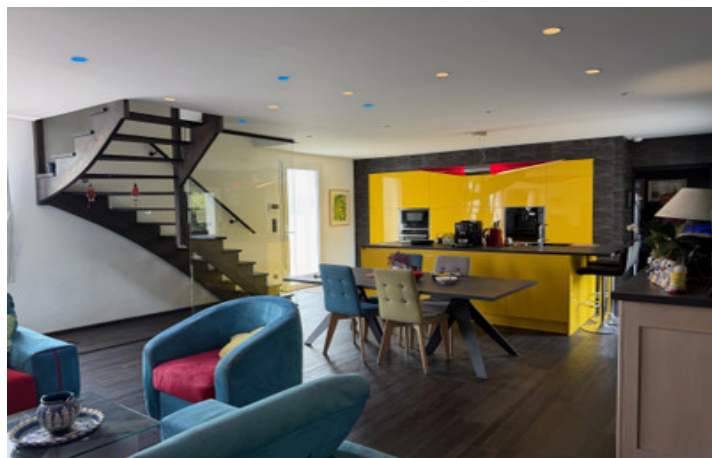
Outbuildings, barns and a characterful dovecote.

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.



LOCAL TAXES

Taxe foncière: 677 EUR

NOTES

DESCRIPTION

Charming house with a gîte.

Just 5 km from Montreuil-sur-Mer and close to the beaches of the Opal Coast and Le Touquet-Paris-Plage, this property enjoys a privileged location, both in the peaceful countryside and near the region's main tourist attractions.

In the heart of a charming village, in a tranquil and verdant setting, discover this characterful property, offering a combination of a quality family home, tourist activity, and development potential.

The property comprises a fully renovated main house, an independent gîte currently operated as a holiday rental, as well as several remarkable outbuildings and a separate building plot.

THE MAIN HOUSE, entirely renovated offers spacious rooms, a warm atmosphere, and contemporary comfort.

From the moment you enter, you will be captivated by a large, bright living room, harmoniously opening onto a modern fitted and equipped kitchen with a central island.

The ground floor also includes: an office, a beautiful master suite with bathroom and dressing room; and a laundry room.

Upstairs: two lovely bedrooms and a shower room.

THE INDEPENDENT COTTAGE

Independent of the main house, the cottage is a major asset to the property who boasts proven rental potential and represents a particularly attractive opportunity for a buyer wishing to develop or continue a tourism business.

The ground floor offers a warm and authentic atmosphere with: a fitted and equipped kitchen, a welcoming dining room, a spacious living room with a cathedral ceiling, exposed beams, and a fireplace – the true center of the gîte. There is also a television area,...