

Manor House near Boulogne-sur-Mer



INFORMATION

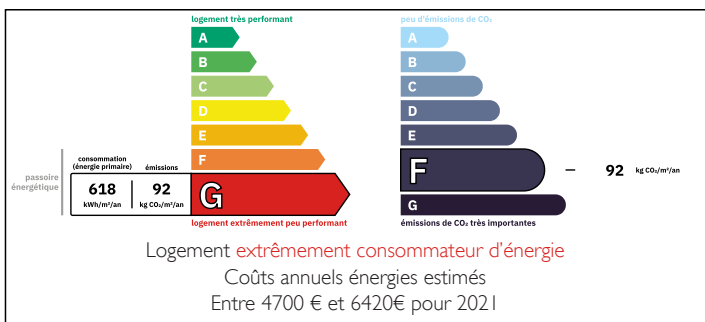
Town:	Saint-Martin-Boulogne
Department:	Pas-de-Calais
Bed:	8
Bath:	3
Floor:	285 m2
Plot Size:	1113 m2

IN BRIEF

Beautiful property with 6 bedrooms, 3 bathrooms, 2 kitchens, vaulted cellar and beautifully landscaped enclosed garden, 10 minutes from the coast (4km). Less than an hour from Calais (47km), with private parking and a separate apartment for guests or as income.



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 magnificent character property immediately captivates with its authentic charm and warm atmosphere.

It features a spacious office/living room with a fireplace, opening onto the beautiful landscaped garden through an original sunroom filled with natural light.

A large living area adjoins a utility room, along with a bathroom and a ground-floor bedroom, offering comfort and practicality.

Upstairs, you'll find three bright and generous bedrooms, each with wide windows that let in abundant sunlight throughout the day.

The top floor offers great potential to create additional bedrooms, a playroom, or a home office, depending on your needs.

An independent 75 m² apartment completes the property, featuring a spacious bedroom, a fully equipped kitchen, a bathroom, and a private front terrace — perfect for hosting guests, family, or generating rental income.

Wine lovers will also appreciate the charming wine cellar, ideal for storing your finest bottles.

A rare and character-filled property — full of charm, potential, and light. A must-see!

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

LOCAL TAXES

Taxe foncière: **2080 EUR**

NOTES