



## Excellent 3 Bed Lodge For Sale In Attin



### Info Agente

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Property Type:	Apartments
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Languages:	English
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 129,000

### Ubicación

País:	Francia
Dirección:	Rue de Canteraine
Código postal:	62170
Publicado:	12/04/2025

### Descripción:

Excellent 3 Bed Lodge For Sale In Attin France

Esales Property ID: es5554561

### Property Location

2 Rue de Canteraine, 62170 Attin, France

### Property Details

An Exquisite French Retreat: Your Dream 3-Bedroom Lodge in Attin, France

Nestled within the serene and picturesque landscape of Attin, France, an exceptional opportunity awaits to acquire a truly remarkable three-bedroom lodge within the esteemed Victory Parkview development. This is not merely a holiday home; it is an invitation to embrace a lifestyle of tranquility, natural beauty, and the undeniable charm of the French countryside, all within easy reach of the captivating Opal Coast. Presenting a meticulously maintained Victory Parkview 40 x 20 three-bedroom lodge for sale, this



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property offers a harmonious blend of modern comforts, thoughtful features, and an idyllic setting for relaxation and recreation. This comprehensive exploration delves into the myriad facets of this exceptional lodge, painting a vivid picture of the delightful life that awaits its fortunate new owners.

## The Allure of Attin, Northern France

The Lodge stands in a well-regarded and thoughtfully designed development within the charming commune of Attin, located in the Pas-de-Calais department of northern France. This region, known for its rolling green fields, quaint villages, and proximity to the stunning Opal Coast, offers a peaceful and idyllic escape from the hustle and bustle of everyday life. Attin itself exudes a tranquil atmosphere, characterized by its friendly community and its convenient location amidst a wealth of natural beauty and local attractions.

The development has been carefully planned to provide residents with a secure and enjoyable environment. The presence of picturesque lakes within the site adds a significant element of natural beauty and offers opportunities for leisurely strolls and enjoying the peaceful waterscapes. The sense of community within Victory Parkview is palpable, fostering a welcoming atmosphere for both permanent residents and those seeking a cherished holiday retreat.

## A Lodge Designed for Comfort and Convenience

This exceptional Victory Parkview lodge, measuring a spacious 40 x 20 feet, has been thoughtfully appointed to provide a comfortable and convenient living experience. The entire lodge benefits from full double glazing, ensuring excellent insulation, reduced noise pollution, and enhanced energy efficiency. Adding to the comfort and practicality are roller shutters fitted to three of the bedrooms, providing effective shade from the summer sun and offering an added layer of security.

For those requiring additional storage, the sale includes two practical sheds, offering ample space for garden equipment, bicycles, or other belongings. One of the sheds also houses a convenient tumble dryer, adding to the practicality of the property, particularly for longer stays or for families.

Internally, the lodge boasts a carefully considered layout and a range of quality floor coverings. The spacious lounge, all three bedrooms, and the hallway are fully carpeted, creating a warm and inviting ambiance underfoot. The kitchen and dining area feature durable and easy-to-maintain laminate flooring, ideal for high-traffic areas. For practicality and ease of cleaning, the bathrooms and the entrance/utility area are fitted with Lino flooring.

## Comprehensive Amenities and Cost-Effective Living

The lodge benefits from a comprehensive utility setup designed for ease and cost-effectiveness. Gas and electricity consumption are invoiced quarterly, allowing for controlled usage and transparent billing. Importantly, the site fees and water charges are included within the annual fees, simplifying budgeting and providing peace of mind. The annual fees for 2025 have already been paid, representing a significant benefit for the new owners.



Ensuring year-round comfort, the lodge is equipped with a full mains gas-powered central heating system, providing efficient and reliable warmth throughout the interior during the cooler months. Additionally, a sophisticated electric heating loop is integrated within the system, specifically designed to prevent freezing during winter periods when the lodge may be unoccupied, offering invaluable protection against potential damage.

The sale of the lodge includes a comprehensive inventory of fixtures and fittings, allowing for a seamless transition for the new owners. Blinds and curtains are fitted throughout, providing privacy and light control. The modern integrated kitchen comes complete with a fridge freezer and a washing machine, ensuring immediate functionality. The dining area is furnished with a table and chairs, perfect for family meals or entertaining guests. The comfortable lounge includes a television, a coffee table, and a wall unit, creating a welcoming and functional living space.

A particularly unique and desirable feature of this lodge is its own private fishing deck, extending from the side decking and overlooking one of the lakes. This offers the perfect opportunity for fishing enthusiasts to indulge in their hobby in complete privacy and convenience, right from their own property.

The lodge also benefits from its own dedicated private parking space, ensuring ease of access and convenience for residents and their guests.

## A Perfect Retreat and a Gateway to Northern France

This excellent three-bedroom lodge in Attin offers more than just a place to stay; it provides a gateway to a relaxed and enjoyable lifestyle in a beautiful part of France. Imagine spending your days fishing from your private deck, enjoying leisurely walks around the lakes, exploring the historic ramparts of Montreuil-sur-Mer, or taking a short drive to the sandy beaches and vibrant atmosphere of Le Touquet. The convenience of being within easy reach of Calais makes it an ideal base for exploring further afield in France and beyond.

The fully equipped nature of the lodge, including all essential appliances and furnishings, ensures a hassle-free ownership experience. The inclusion of central heating and the frost protection system provides year-round comfort and peace of mind. The paid annual fees for 2025 represent an immediate financial benefit for the new owners.

This is a rare opportunity to acquire a well-maintained and thoughtfully appointed lodge in a sought-after location within a secure and picturesque development. The combination of comfortable accommodation, private outdoor features, excellent on-site amenities, and its strategic location near key attractions and transport links makes this property a truly desirable offering.

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## ABOUT THE AREA

Attin enjoys a strategic location in northern France, offering excellent connectivity to nearby towns, cities, and transportation links. The lodge is conveniently located approximately 40 minutes by car from



the major port city of Calais, making it easily accessible for those traveling from the UK or mainland Europe via ferry or the Eurotunnel. The charming coastal town of Le Touquet, known for its elegant architecture, sandy beaches, and vibrant atmosphere, is also within easy reach, just a 30-minute drive away.

A significant local attraction, just a 10-minute drive from the lodge, is the historic walled city of Montreuil-sur-Mer. This captivating town boasts stunning ramparts offering lovely walks with panoramic views of the surrounding countryside. Furthermore, the lodge's location allows for pleasant walks around the nearby lakes within the Victory Parkview site and up into the town of Attin itself. Attin offers a selection of lovely restaurants, welcoming bars, and local shops, providing convenient access to everyday amenities and opportunities to experience the local French culture and cuisine.

## MAiN FEATURES:

- \* 75m2 of living space
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	75 m2

### Utility details

Heating:	Sí
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### Rental details

Furnished:	Sí
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.802.879
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