



Stunning 9 Bed House With Gite Potential For Sale In Sorrus France



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Stunning 9 Bed House With Gite Potential For Sale In Sorrus France

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138 rue Jean Ducrocq

Sorrus

Pas-de-Calais

62170

France

Exceptional Opportunity: Stunning 9-Bedroom Property with Gite Potential in Sorrus, France

Discover an exceptional and versatile property for sale in the charming commune of Sorrus, France,



offering a rare combination of spacious, modern living and significant income-generating potential. This unique estate comprises a detached, modern 3-bedroom house perfectly complemented by an attached 6-bedroom annex, effectively functioning as a large holiday home or gite. With a combined total of nine bedrooms, the residence is ideally suited for a large family, multi-generational living, or as a high-potential hospitality business near the sought-after Opal Coast. The entire property is set within a secure, expansive environment, promising both privacy and convenience.

The Property Layout and Accommodation

The current configuration is intelligently divided, allowing for owner residency and separate guest accommodation. The front structure is a modern, detached 3-bedroom house, offering comfortable and contemporary living spaces for the primary residents. Attached to this is a substantial 6-bedroom annex, styled as a semi-detached farmhouse. This large attached section presents immediate opportunities for conversion into a profitable gite (holiday rental) or boutique Bed & Breakfast establishment. The distinct entrances and separate living quarters maximize privacy and operational efficiency for a rental business. The design flexibility inherent in having a main residence and a large attached unit is a tremendous asset, making this a turnkey solution for those seeking a lifestyle change in the beautiful Pas-de-Calais region.

The Gite is equipped with central heating, supplied by two new air pumps and a water exchanger, ensuring a comfortable stay. The main three-bedroom house benefits from a new pellet burner for heating, supplemented by two electric boilers. For practicality, a utility room is conveniently situated on the ground floor next to the kitchen. The complex also features a historic Pigeon Tower, built in the late 18th or early 19th Century, which is divided into five sections, including a dedicated workshop space. Overall, the entire property complex boasts a 'C' rating following a full Energy Diagnostics assessment.

Exterior Features and Setting

The appeal of the property extends far beyond its interiors, boasting a generous outdoor setting that enhances its tranquility and functionality. The residence is surrounded by a charming walled garden, which ensures privacy and provides a safe space for children and pets. Beyond the immediate walled garden, the property is complemented by a small park-like area, creating a serene and picturesque environment. For vehicle storage and security, the property features a double garage, offering ample space for two cars and additional storage. The large overall garden space further increases the property's appeal, providing plenty of room for outdoor entertaining, landscaping projects, or future amenity additions. The combination of secure, walled areas and the attractive surrounding park makes this estate truly unique in its setting.

Location: Proximity to the Opal Coast and Montreuil-sur-Mer

Sorrus is strategically located in the Pas-de-Calais department, offering residents the quintessential French countryside experience while being incredibly close to major coastal attractions and historic towns.

The property is situated within easy reach of the magnificent Opal Coast, renowned for its beautiful, long sandy beaches. Just a short drive away are the popular seaside towns of Le Touquet-Paris-Plage, Berck-



sur-Mer, and Merlimont. Le Touquet, in particular, is famous for its chic atmosphere, high-end shops, equestrian events, and excellent dining, and is a major tourist destination that will significantly boost the rental potential of the gite. The coastal proximity ensures the property attracts visitors year-round, looking for both seaside relaxation and country tranquility.

Culture, History, and Leisure Activities

The area surrounding Sorrus is rich in history and offers an array of leisure activities catering to all ages and interests.

The closest significant town is Montreuil-sur-Mer, famous for its picturesque medieval ramparts which completely encircle the town, offering beautiful walks and views. Montreuil-sur-Mer is perhaps most renowned for its literary link, having served as the inspiration for a key part of Victor Hugo's world-renowned novel, *Les Misérables*. Today, the town is a cultural hub, boasting excellent restaurants, charming cobbled streets, and frequent local festivals, making it a must-visit destination for guests.

For those interested in sports, the region offers superb facilities, including several distinguished golf courses located in Le Touquet and the surrounding area. Families and adventure seekers will appreciate the proximity to attractions such as the Bagatelle theme park and local go-Karting facilities. Furthermore, the area is steeped in military history, with important World War I and World War II graves and memorials, particularly in nearby Etaples, attracting history enthusiasts from around the globe. This diverse range of local activities guarantees a constant flow of potential guests for the 6-bedroom holiday home.

In conclusion, this stunning 9-bedroom property in Sorrus is more than just a large house; it is a versatile investment located in a highly desirable region of France. Its dual accommodation structure, generous private grounds including a walled garden and double garage, and exceptional proximity to the beaches of Le Touquet and the historic charm of Montreuil-sur-Mer make it an extraordinary and profitable opportunity not to be missed.

ABOUT THE AREA

Sorrus is a small, peaceful commune located in the Pas-de-Calais department of the Hauts-de-France region in northern France. Characterized by its quiet, rural ambiance, the village provides a perfect contrast to the bustling seaside resorts nearby. Life in Sorrus revolves around its agricultural heritage and its close-knit community feel. This area of France is known for its gently rolling countryside, offering a tranquil backdrop for residents while still maintaining excellent connectivity to major roads and tourist hubs. Sorrus embodies the authentic charm of the French interior, making it an appealing location for those seeking a quiet residential base with easy access to coastal amenities.

Geographically, Sorrus's main strength lies in its exceptional proximity to the famous Opal Coast (Côte d'Opale). It is situated just a short drive from the wide, sandy beaches and dynamic towns that line the English Channel. Most notably, Sorrus is near Le Touquet-Paris-Plage, a chic and fashionable resort town known for its high-end shops, restaurants, and equestrian culture. Other accessible coastal destinations include Berck-sur-Mer and Merlimont. This close relationship to the seaside means residents and visitors



can enjoy beach activities, golf, and the lively atmosphere of the coast, while retreating to the tranquility of Sorrus at the end of the day.

The cultural and historical significance of the region is anchored by the nearby town of Montreuil-sur-Mer. This magnificent medieval fortress, encircled by well-preserved ramparts, is the closest major urban centre to Sorrus and is famous worldwide for having inspired parts of Victor Hugo's epic novel, Les Misérables. Montreuil offers a rich blend of history, architecture, and gastronomy, providing excellent dining and cultural experiences. Furthermore, the wider area, including nearby Etaples, holds significant historical weight, particularly related to the World Wars, attracting tourists interested in historical sites and memorials. This deep cultural backdrop ensures the region remains a compelling destination throughout the year.

For air travel, the nearest major international airport serving Sorrus and the surrounding Opal Coast region is Lille Airport (LIL), located approximately 140 kilometers (about an 85-minute drive) to the northeast. While Lille is the primary hub for international connections, a closer alternative offering regional and some European flights is Le Touquet - Cote d'Opale Airport (LTQ), which is much nearer but serves fewer routes. For those traveling from the UK, the Calais-Dover ferry and the Eurotunnel terminal are also relatively accessible transport options, making Sorrus highly connected to both mainland Europe and the United Kingdom.

MAiN FEATURES:

- * 250m2 of living space
- * 2181m2 plot
- * 9 Bedrooms between all dwellings
- * 6 Bathrooms between all dwellings
- * 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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Tenanted: Sí

Común

Dormitorios:	9
Baños:	6
Pies cuadrados terminados:	250 m2
Tamaño del lote:	2181 m2

Utility details

Heating: Sí



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