



## Lovely Town House with Garden

### اطلاعات مشاور املاک

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Cle France Ltd	نام شرکت:
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### توضیحات آگهی

آگهی برای: فروش  
قیمت: USD 202,665.69

### اطلاعات مکانی

کشور: France  
کد پستی: 62920  
تاریخ آگهی: 2024/04/15  
توضیحات:

This splendid town house offers generous living space with a 37 m2 living room and dining room with a wood stove, as well as a 14 m2 fitted and equipped kitchen. A charming heated veranda of 15 m2, equipped with two sliding bay windows, brings an additional touch of comfort. Other features include a boiler room, laundry room and a sumptuous bathroom fitted with a spa shower. The property also offers three beautiful bedrooms, including one on the ground floor with access to the terrace, and two others upstairs, each measuring between 15 and 16 m2, with their respective dressing rooms.

The amenities include a spacious cellar, a garage equipped with a motorised sectional door offering direct access to the conservatory, a charming 20 m2 chalet, a wood shed that can accommodate up to 15 cubic meters, a shed for the mower , garden tools, bicycles.

The land is entirely enclosed and wooded, has a large terrace offering a peaceful atmosphere.

This property is a real find, requiring no work.

Pas-de-Calais is France's most northerly department therefore it is also the closest department to the UK and has a very similar climate to southern Britain. Its fine restaurants, great shops and charming towns make it popular with visitors from across the channel. The department has a rich maritime history, as is evident in its cuisine.



# IMLIX

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Calais is the main gateway into France for millions of visitors every year. The town centre is popular with visitors for its vibrant shopping scene. There are quite a few bespoke shops, which are well worth seeking out. The main market is held every Saturday.

Arras is the capital of the department and is often used as a base for people visiting the historical battleground sites of the Somme. It is thought to be one of the most beautiful towns in France due to its Arcadian architecture incorporating Flemish styles.

St-Omer, you may recognise the town name from the famous Beer brand? is a quiet town, surrounded by a network of canals. Its Basilica, dating from the 13th to 15th centuries, is remarkable. The town is often considered to be the first truly French town you come across after arriving in Calais.

Le Tourquet-Paris-Plage lives up to its name as the most popular destination for Parisian bathers. The beaches back onto an affluent and architecturally diverse town dotted with pine trees.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Good وضعیت:

اطلاعات عمومی

3 اتاق خواب:

1 اتاق خواب:

502 متر زیر بنا:

Utility details

بله Heating:



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### Lease terms

Date Available:

### Contact information

IX5.636.531

IMLIX ID:

