



## Town House with Neat Garden



### Στοιχεία μεσίτη

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Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 285,283.7

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	59185
Δημοσιεύθηκε:	02/09/2024

#### Περιγραφή:

**REDUCED in price** - Looking for your next cozy nest, look no further! This charming 135m2 semi-detached house, ideally located in the heart of a popular town and close to all amenities, is the perfect place for your family.

As soon as you enter, you will be seduced by the bright and modern atmosphere of the parquet floored dining room and living room. The modern equipped and fitted kitchen, with its bay window overlooking the garden, invites you to prepare delicious family meals. Need to relax? The bathroom, with its bathtub and shower, offers a little much-appreciated luxury. And let's not forget the laundry room and spacious cellar, perfect for meeting all your daily needs.

Upstairs, you will discover a landing serving a 26m2 master bedroom with its dressing room, and unfinished insulated attics offer additional space for storage, as well as two other parquet floored bedrooms, one of which also has a dressing room.

The attic converted into a large room of 22m2 (Carrez law) 35m2 on the ground offers a beautiful space according to your needs (bedrooms, games room, etc).

You will also have a garage.



On the outside, enjoy two terraces and a garden with service door for moments of relaxation in the open air.

An independent annex room of 15m<sup>2</sup>, perfect for a teleworking office or a teen space, as well as an outbuilding of 18m<sup>2</sup> to store your gardening tools, complete this set.

Renovation work was carried out, in particular on the fully equipped kitchen, its roof, its walls and its aluminum bay window, the sectional and motorised aluminum garage door, as well as the electric shutters.

Do not hesitate to contact us now to arrange a visit.

Let yourself be seduced by this house where life is good.

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.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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

Κατάσταση: Good

### **Κοινά**

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Μέγεθος αυλής: 242 τ.μ

### **Room details**

Indoor Features: Fitted kitchen

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.052.550

