



## Building

BOULOGNE SUR MER (62)

**325 500 €\***

\* Agency fees to be paid by the seller



156 m<sup>2</sup>



7 pièce(s)

## PROPERTY DESCRIPTION

Town house to discover in the town of Boulogne-Sur-Mer 600 m from the beach, in a quiet area close to the city center, schools, train station. Many possibilities for this house: you can combine the 2 apartments in one house to have a large family home (everything is thought out to do so). To date, this large house is organized into 2 accommodations; A type 3 house: On the ground floor, an entrance hall, a fitted and equipped kitchen, 3 bedrooms, a vestibule, a shower room and a separate WC. This space had been set up for rental. A type 5 house: on the 1st floor, a very bright living room, a fitted kitchen with direct access to the south-facing terrace with an open view, a bathroom, Italian shower, separate WC. On the 2nd floor a landing serves 3 large bedrooms This house is maintained, many works carried out recently; PVC frames, electric heating To complete this property a garage, a private space. Ideal for main residence, pied-à-terre, investor, or short-term rental operation. Do not hesitate to contact me for more information or to organize a visit! The fees are the responsibility of the seller. Dwelling with excessive energy consumption: class G  
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Catherine LECOMTE**

**BOULOGNE-SUR-MER  
(62200)**

Agent

RSAC : 908 676 430 00014

Courts service city :  
BOULOGNE SUR MER

**(+33)6 24 60 43 79**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 817047  
Property type ..... Building  
Year of construction ..... 1949  
View ..... Vue dégagée, sur Toits, sur Ville

### SURFACES

Living space ..... 156 m²  
Land surface ..... 122 m²

### COMPOSITION

Number of rooms ..... 7

### DPE/GES

DPE ..... 500  
GES ..... 16

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle