







# FORMER PRESBYTERY NOW A FABULOUS 5 BEDROOM FAMILY HOME 10 MINUTES FROM THE CENTRE OF ARRAS

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BEDROOM FAMILY HOME
10 MINUTES FROM THE





#### PROPERTY FACT FILE

REFERENCE A39507TIS62

PRICE € 606,382

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 3

ACCOMMODATION 310 m<sup>2</sup>

LAND 947 m<sup>2</sup>

TOWN Wailly

DEPARTMENT

LOCATION Town property

TYPE Maison, Family Home

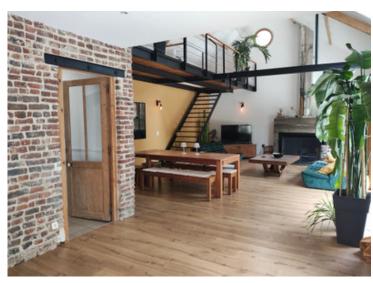
CONDITION

FEATURES Mains Drains, Garage, Private

parking

\*Price based on current exchange rate which is subject to change





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The village of Wailly is a suburb of the vibrant university city of Arras. Badly damaged during World War II many of the buildings have been rebuilt including the church beside the former Presbytery and Curé's house. The property has been beautifully restored and modernised but keeping some of the original features.

#### DESCRIPTION

This stunning home is in two parts allowing for both a large family home or business potential with the possibility of holiday rentals or even for another business such as healthcare or other professional use.

Accessed by the electrically operated main gates and past the four car parking area (one with electric vehicle charging point) to the Main Entrance Hall - 4.3m  $\times$  6.5m

To the left into the former Presbytery with

Entrance Hall

Office

WC

Billiard Room -  $6.5m \times 8.7m$ 

Stairs lead up to the

Landing leading to

Bedroom I -  $4m \times 4.5m$ 

Bedroom 2 -  $4m \times 4m$ 

Bathroom -  $2m \times 1,2m$ 

Bedroom 3 -  $3.5m \times 3.8m$ 

From the Main Entrance Hall, to the right is the former Curé's house now with

Kitchen -  $4,4m \times 6,5m$  fully equipped with Nolte units and open to the Utility Room -  $3,8m \times 2,5m$  and the

Lounge - 6,5m x 12,2m

From the Lounge, into the ground floor suite parentale with

Bedroom 4 - 5,7m x 3,6m

WC

Bathroom -  $3m \times 3$ ,6m with dressing room

Stairs lead up from the Lounge to the

Gallery Landing overlooking the Lounge and leading to

Bedroom 5 -  $8.2m \times 6.4m$  with

Bathroom -  $2.9m \times 2m$ 

Below the Presbytery is a small cellar ideal for wine storage. Outside there is a vine covered terrace and mature gardens that are well-maintained

Viewing is by appointment only

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39507TIS62

COMPLETE FILE AND PHOTO ON REQUEST



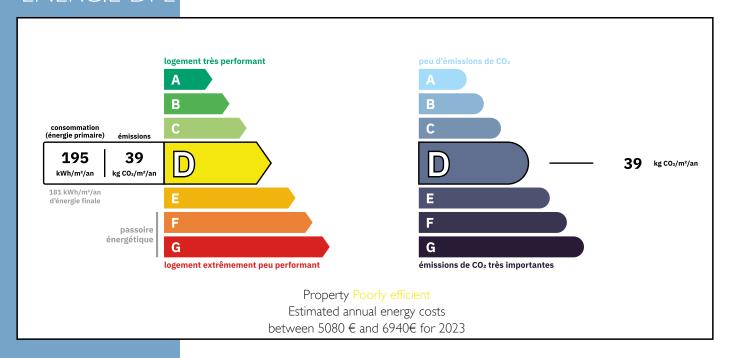




FORMER PRESBYTERY NOW A FABULOUS 5 BEDROOM FAMILY HOME 10 MINUTES FROM THE CENTRE OF ARRAS Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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### **ENERGIE-DPE**



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## CONTACT

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