



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



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PROPERTY FACT FILE	
REFERENCE	A39507TIS62
PRICE	€ 648,936 £ 0* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	





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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.

## DESCRIPTIF

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 x 6,5m

To the left into the former Presbytery with

Entrance Hall

Office

WC

Billiard Room - 6,5m x 8,7m

Stairs lead up to the

Landing leading to

Bedroom 1 - 4m x 4,5m

Bedroom 2 - 4m x 4m

Bathroom - 2m x 1,2m

Bedroom 3 - 3,5m x 3,8m

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

Kitchen - 4,4m x 6,5m fully equipped with Nolte units and open to the

Utility Room - 3,8m x 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 x 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 x 6,4m with

Bathroom - 2,9m x 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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

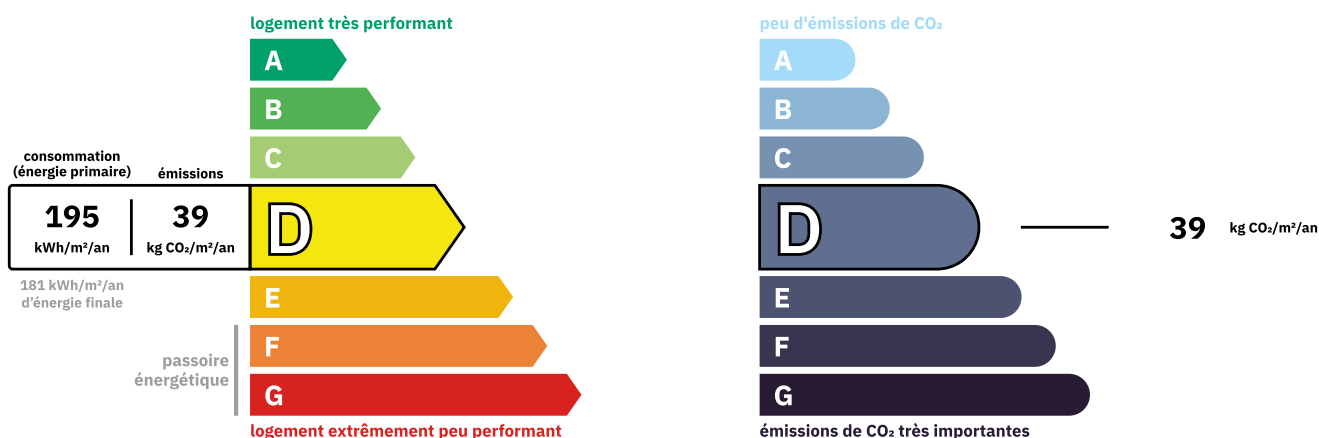
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 5080 € and 6940€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A39507TIS62  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)