LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 19TH CENTURY MAISON DE MAÎTRE WITH POOL, WALLED GARDEN & MINUTES FROM CHABLIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ELEGANT 19TH CENTURY MAISON DE MAÎTRE WITH POOL, WALLED GARDEN & MINUTES FROM CHABLIS...









PROPERTY FACT FILE

REFERENCE	A46289SAL89
PRICE	€ 649,999 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	284 m²
LAND	2708 m²
TOWN	Flogny-la-Chapelle
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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

- Restored 19th Century Maison de Maître
- Pool, walled gardens & private mini orchard
- 21km from Chablis, near Champagne, Paris in 2hrs
- Original features & exceptional restoration -DPE D
- Walk to bakery, cafés & village amenities

ELEGANT 19TH CENTURY MAISON DE MAÎTRE WITH POOL, WALLED GARDEN & MINUTES FROM CHABLIS...

Ref : A46289SAL89

Beyond its elegant 19th-century façade lies a beautifully restored country residence combining timeless French character with modern comfort. Just 21km from Chablis and within easy reach of the Champagne region, it offers approximately 284m² of elegant accommodation, magnificent original features, a private walled garden,



DESCRIPTION

Beautifully Restored Nineteenth-Century Home with Swimming Pool and Walled Gardens

Constructed between 1860 and 1870, this beautifully restored nineteenth-century home combines the craftsmanship and generous proportions of its era with the comfort expected of modern family living. Carefully renovated by its current owners, the property has retained an abundance of original features while benefiting from thoughtful improvements throughout.



Situated in the heart of northern Burgundy, just 21km from the celebrated vineyards of Chablis and close to the Champagne region, the property enjoys an enviable location. The village bakery, cafés, fromagerie, grocery store, doctors and everyday amenities are all within a short walk, while the house itself sits privately behind enclosed gardens and mature trees.

From the moment you arrive, the property makes a lasting impression. One of the two entrances leads onto a sweeping drive-in, drive-out gravel driveway bordered by mature planting, lawns and colourful herbaceous borders. The handsome façade and balanced proportions immediately reflect the quality found throughout the house.

Stepping inside, the entrance hall retains its original decorative tiled floor, high ceilings and ornate mouldings. The beautiful oak staircase forms the centrepiece of the home. During the restoration, damaged staircase balusters were painstakingly recreated using casts taken from the originals, ensuring every replacement perfectly matched the historic cra...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46289SAL89

COMPLETE FILE AND PHOTO ON REQUEST

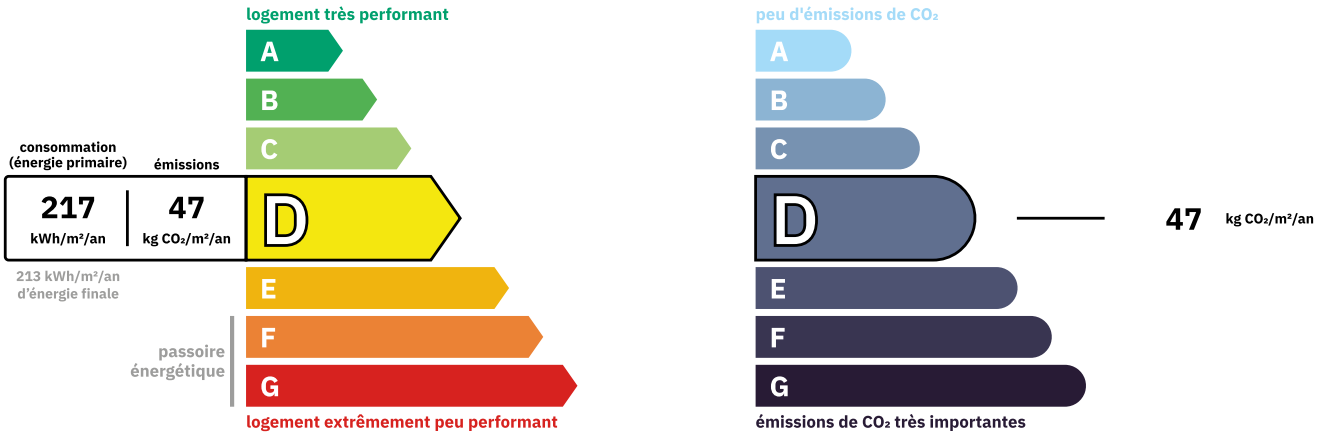
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT 19TH CENTURY MAISON DE MAÎTRE WITH POOL, WALLED GARDEN & MINUTES FROM CHABLIS...

Ref : A46289SAL89

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4850 € and 6600€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A46289SAL89
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: 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