



Property

REIMS (51)

580 000 €*

* Agency fees to be paid by the seller



781 m²



19 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Real estate complex of approximately 700m², on 1.5ha, dating from the early 18th century, located 1h30 from Paris and 1h from Reims.

This Residence allows you to imagine several projects:

- Family heritage to enjoy family reunions, where everyone will keep their Privacy and Independence thanks to the 4 Suites each with their own entrance,
- Activity of 5 Guest Rooms, with a high rate of return,
- Equestrian Center,
- Educational Farm,
- Music Studio, with Rehearsal Room, thanks to the removal of the building,
- Reception of Ceremonies such as Weddings, Birthdays, Communions ...
- Cultural Animation Center ...

Whatever your project, with its space, its intimacy and its ambiance, will lend itself perfectly to it.

Composed of 2 Wings, all covering approximately 700 m², on 1.5 ha of Park, Orchards, Pastures. Enclosed and planted with several century-old species and fruit trees.

Building 1:

Main dwelling, approximately 245 m², with Reception, having preserved its prayer niches, bread oven, fireplaces. Separate kitchen, 5 Bedrooms, including an Independent Suite, 2 Offices.

Building 2:

Intended for Guest Reception, accommodates 3 perfectly independent Suites. All sold furnished.

Two universes under one roof, with original exposed framework, in perfect condition, allow to create other living Spaces, such as a Library, Gym ... A Relaxation Place with Swimming Pool (8X4, and Liner dating from 2022), a stable with its saddlery complete the estate, having kept all its authenticity, benefiting from a renovation with home automation and economical heating system. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Laurence FROGER

SAINT-QUENTIN (02100)

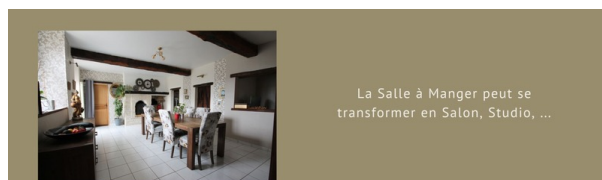
Agent

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LE BIEN EN IMAGES

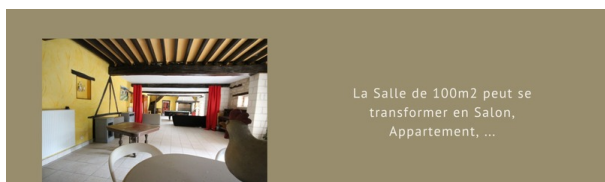


La Salle à Manger peut se transformer en Salon, Studio, ...

Besoin d'idées pour vous projeter et imaginer votre projet ?

VOICI QUELQUES
PISTES ...

Chambres d'hôtes, Airbnb, Coworking, Ferme pédagogique ...



La Salle de 100m² peut se transformer en Salon, Appartement, ...



La Pièce au dessus de la Salle de 100m² peut se transformer en Chambres, Suites, et bien plus encore, ...



DETAILS

GENERAL

Reference 821632

Property type Property

Year of construction 1732

Exposure E-W

View Vue dégagée, sur Jardin

Furnished Yes

SURFACES

Living space 781 m²

Surface Carrez Law 700 m²

Living room surface 181 m²

Land surface 15200 m²

COMPOSITION

Number of rooms 19

Number of bedrooms 8

Number of bathrooms 1

Toilets count 9

Washrooms 7

Terrace 1

DPE/GES

DPE 189

GES 36

APPENDIX

Parking couvert

Parking space 10

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater bois

Heater gaz

Heater fuel

Kitchen aménagée

Swimming-pool Yes



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SAS au capital de 100.000 euros

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