



Property

SENS (89)

559 000 €\*  
€

\* Agency fees to be paid by the seller



240 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Former 19th century private mansion, this magnificent house of approximately 240 m<sup>2</sup>, offers a warm setting, located on the outskirts of the Amande district overlooking the promenades of Sens. Its location and environment will seduce you with its proximity to shops, the train station and the Yonne, inviting you to take beautiful walks along the water... This property has a double garage of 40 m<sup>2</sup>, and a pretty wooded and enclosed garden of approximately 350 m<sup>2</sup>, where on sunny days the space is ideal for enjoying your meals on one of the two terraces, gardening or relaxing... As soon as you enter, you discover the 40-room living room m<sup>2</sup> which offers a bright space renovated with taste and quality. The beams and the fireplace setting the tone for this visit. On your left is the fitted kitchen with marble worktops with its dining area on one side and on the other, a magnificent glass-roofed dining room providing plenty of light. On your right, a veranda offers a first convivial space and a second to install your choice of a Spa for moments of relaxation, or a winter garden. A vestibule gives access to the laundry room, separate toilets, a spacious basement with exposed stone vaulted cellar and upper floors. By taking the staircase, the charm continues on the first floor. The old parquet flooring and the beams are an integral part of the two spacious bedrooms bathed in light separated by a dressing room. A bathroom has a walk-in shower, a bathtub and a double sink unit. An independent toilet. On the second floor, the tiles lead you to three bedrooms, a bathroom with WC and an attic. The high ceilings, the quality of the restored materials, the warmth of the oak, the beams, the brightness provided by the numerous openings bring a very particular refinement to this beautiful residence. So, let yourself be carried away by the charm of this house, its privileged living environment thanks to its proximity to all amenities.

Fees are the responsibility of the seller.

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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 844937

Property type ..... Property

Year of construction ..... 1850

Exposure ..... TRAVERSANT N-S

View ..... Vue sur Jardin, sur Toits

### SURFACES

Living space ..... 240 m²

Living room surface ..... 40 m²

Land surface ..... 352 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 1

### DPE/GES

DPE ..... 280

GES ..... 53

### APPENDIX

Parking ..... couvert

Parking space ..... 2

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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