



## Traditional House with Garden



### Agent Info

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Company Name:	Cle France Ltd
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Listing details

Property for:	Sale
Price:	EUR 312,000

### Location

Country:	France
ZIP code:	51700
Posted:	Jan 20, 2025

### Description:

Located in Troissy, 7 km from Dormans, 20 km from Epernay and 13 km from the A4 motorway, this old wine estate has been restored by local craftsmen according to the rules of the art with quality materials. Initially designed to live with two families and adapted for people with reduced mobility, it offers:

- a spacious and bright HOUSE organised on one level with the possibility of fitting out part of the upper floor which has remained in its original state.
- A type IV APARTMENT with a large private terrace, the whole benefiting from private access and located in the second part of the 1st floor of the house, which can be joined to the main house or rented.
- A private garage at the house.
- A second double garage with access to the apartment.
- A boiler room.
- A large cellar of approximately 100 m<sup>2</sup> and a second of 15 m<sup>2</sup>.



Would also be suitable for a craftsman or the development of a tourist activity.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 560 sq m

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.591.497



IMLIX

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