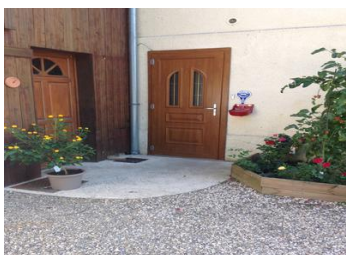


A large detached and well maintained property with 7 bedrooms all ensuite.



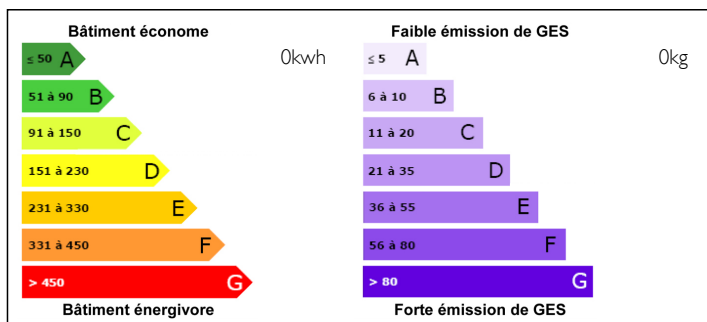
INFORMATION

Town:	GEVIGNEY ET MERCEY
Department:	Haute Saone
Bed:	7
Bath:	9
Floor:	353 m2
Plot Size:	682 m2

IN BRIEF

This lovely house in the Haute Saone was beautifully renovated just a few years ago and is now on the market, ready for anyone who wishes to fulfil their dreams and live a different lifestyle in the french country-side. The house has both a private area and is B&B-ready, with five well appointed rooms, each with their own en-suite. The present owners have run the place as a B&B/hotel with a Bar/Tabac and a small shop and have recently retired, and now wish to sell.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property offers several possibilities:

- You could just have it as a private house with 5 guest rooms, for a large family, or holiday home
- Run it as a small hotel a B&B or Gîte with a bar and snacks, a licence 4 (alcohol) is available for the premises and can be purchased as extra. The shop can be used for any activity you wish to have.

It is positioned on a plot of 682 m² with a built up area of just over 400m² of which 353m² is habitable space. There is a large gravelled courtyard adjoined by a 35m² wooden decked terrace which, with some tables, chairs and parasols, will look very inviting.

In total the house consists of 12 rooms, of which 7 are bedrooms (each with its own en-suite shower and toilet), 1 extra private bathroom currently used as a laundry room, 1 extra disabled guest toilet, a kitchen, a bar space, a shop space, a double garage and a carport with an attic. There is another attic for storage and/or drying the laundry.

There are 2 x 300 litre boilers for the B&B and a smaller 150 litre boiler for the private area. All windows are double glazed and have electric shutters. All rooms are individual heated by liquid filled electric heaters

The house is prominently located in a small, quiet, village close to the town of Jussey, which features 2 large supermarkets, bakeries, coffee shops and several other stores along the...

LOCAL TAXES

Taxe foncière:	1337 EUR
Taxe habitation:	157 EUR

NOTES