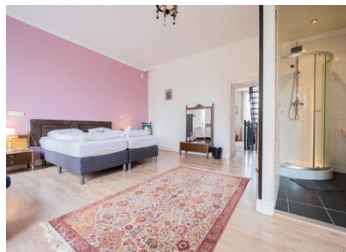


Chateau Melay is a beautiful, historic, building dating back to 1644.



## INFORMATION

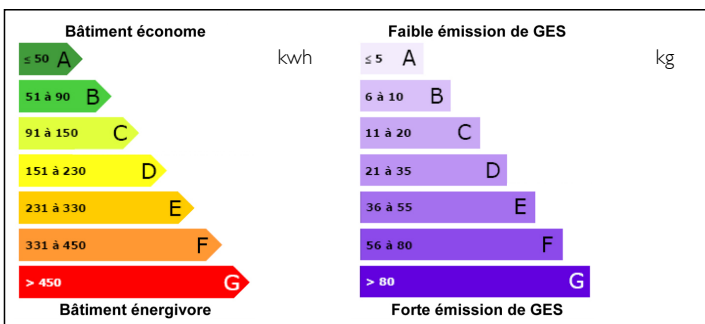
Town:	Melay
Department:	Haute-Marne
Bed:	12
Bath:	9
Floor:	411 m <sup>2</sup>
Plot Size:	3181 m <sup>2</sup>



## IN BRIEF

Chateau Melay is a home away from home located in the lovely village of Melay. It works equally well as a B&B / Chambres d'Hôte, is well appointed and maintained and has many original features shown on the 360 degree virtual tours.

## 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

Built in 1644, this "Chateau" has stood the test of time.

A historic building, tastefully renovated retaining most of the original details from previous centuries. The Chateau is located on the border of the Haute Marne and the Haute Saone départements near the town of Jussey in a beautiful green hilly landscape covered by forrests and farmlands.

It is only a short distance from the "Péage Route du Soleil" making the Chateau an ideal stopover.

The Chateau has a total of 12 bedrooms, all rooms are decorated in style and 9 out of the 12 have an en-suite bath or shower room with toilet.

The Chateau hosts a B&B / Chambres d'Hôtes with 5 rooms all with ensuit which is the maximum according to french law for B&B's. There is a steady flow of returning guests and the 5 designated rooms are usually fully booked throughout the season.

The Chateau is also regularly rented out in its entirety (excluding the private rooms) for events such as weddings, artist weeks, company weekends and then all 12 bedrooms are in full use. With the artist weeks alone, the Chateau is fully let for 7 weeks in the summer! All this gives the Chateau a good and continuous source of income from which the current owners can live very well.

The owners are selling the chateau as an ongoing B & B which means that on top of the real estate price there will be an additional amount for all inventory and for...

## LOCAL TAXES

**Taxe foncière: 2336 EUR**

**Taxe habitation: 138 EUR**

## NOTES