

VENDU : Village property consisting of 2 houses , courtyard, many outbuildings and spacious garden.

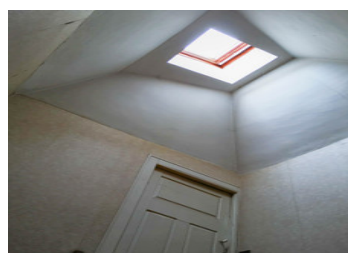
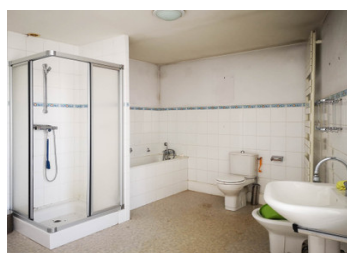
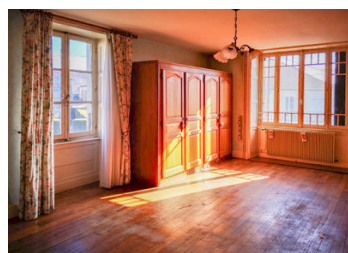
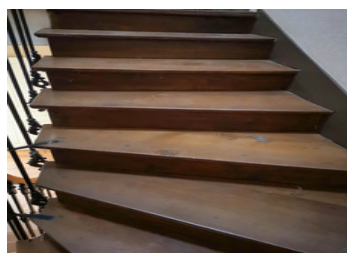


INFORMATION

Town:	Melay
Department:	Haute-Marne
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	1336 m2

IN BRIEF

Beautiful noble house(s), south oriented, surrounded by a wrought-iron fence. Situated in a dynamic village. Numerous hiking trails for nature lovers. Fibre in the village. 14 minutes to the various shops. Parking on private land in the courtyard in front of the house or garage. The two houses are separated by a garage and share the central heating system (1995) (radiators in all habitable rooms) / hot water supply. Roof and electricity renovation (1995) The property (649m2) has old details such as the staircase, old fireplace, the parquet floors and a bread oven. Behind the houses there are large barns with access to the garden (687m2). The main house needs refreshment, though double glazing has already been installed, and shutters replaced. The second part needs a complete renovation with the opportunity to create a gite. The first floor of the barns behind the houses offers numerous possibilities for extension (loft...

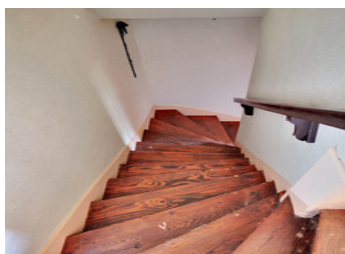


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 785 EUR

NOTES

DESCRIPTION

Beautiful noble house(s), facing south, with a wrought-iron gate. Situated in a dynamic village, restaurant and bread depot at walking distance.

The two houses are separated by a barn/garage but share the central heating system (1995) (radiators in all rooms) / hot water supply. Total 649m2.

The main house has on the ground floor a hall with a beautiful staircase (with window above the stairs for extra light), kitchen (with old fireplace), utility / laundry room, toilet with sink, small cellar room, dining room and living room (enfilade - between these rooms a two-sided insert stove). These last two still have the beautiful old parquet floors. Behind the house there are 2 large barns with access to the garden. The house needs to be refreshed, double glazing installed, shutters to be renovated. Roof renovation (1995). On the first floor you find 2 bedrooms with again the old wooden parquet floors and a functioning bathroom with shower bath, washbasin and toilet.

Above this the attic (2 levels) which can be changed into living spaces.

The second house offers the ideal opportunity to create a gite. This one needs a complete renovation. The old floors have been affected by time. Windows and shutters need to be replaced. A hallway (with old fireplace) and 2 rooms on the ground floor as well as a toilet (all rooms enfilade). Behind the house a large barn space with an old bread oven to restore, with access to the garden. On...