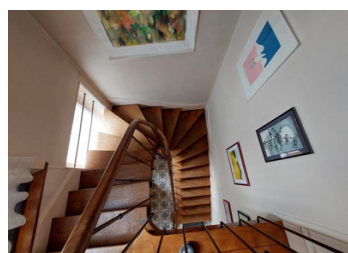
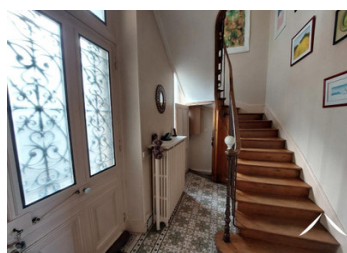


5 bedroom house in center of Tonnerre



INFORMATION

Town:	Tonnerre
Department:	Yonne
Bed:	5
Bath:	3
Floor:	282 m ²
Plot Size:	300 m ²

IN BRIEF

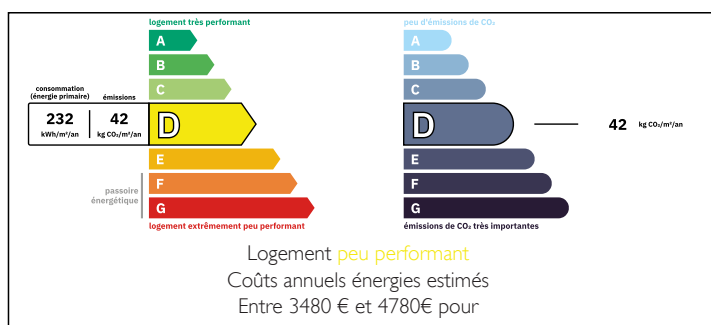
Close to Tonnerre Town Centre

Spacious 282 m² property with an enclosed garden, located just 900 m from the TER railway station. The house is currently divided into a 172 m² residential area and a 110 m² professional/commercial space, offering excellent flexibility for a home business, office use, or conversion into additional living accommodation.

The residential section features a bright living room, fitted kitchen, 5 bedrooms, 2 shower rooms, a dressing room, laundry room, and a 25 m² terrace.

The professional area, with its own entrance at garden level, includes a reception/waiting area, 3 offices, a summer kitchen, a heated conservatory, storage space, cellar, and utility room.

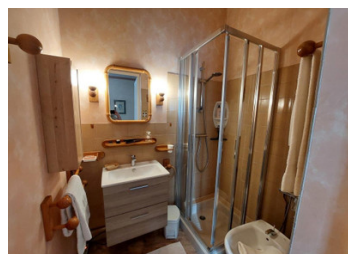
ENERGY - DPE



The enclosed grounds of approximately 300 m² are

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

Close to Tonnerre Town Centre

Large house with 282 m² of living space on an enclosed plot, currently arranged as a 172 m² residential area (ground floor, first floor, and attic space) and a 110 m² professional/commercial area at garden level, located 900 m from the TER train station.

The residential section includes 5 bedrooms and 2 bathrooms.

A property offering many possibilities.

The House

Access is possible via the approximately 25 m² terrace.

NOTES

Ground Floor

Entrance / Hallway: 8 m²

Fitted and fully equipped kitchen: 14 m²

Dining room / Living room: 30.6 m²

2 bedrooms: 14.5 m² and 16.5 m²

The second bedroom includes an en-suite shower room: 2.5 m²

WC: 1.2 m²

First Floor

3 bedrooms: 13.3 m², 18.2 m², and 21 m²

The third bedroom features a mezzanine level

Shower room: 7.6 m²

WC: 1.4 m²

Walk-in dressing room: 3.6 m²

Laundry room: 13.3 m²

Current Professional/Commercial Area

Accessed through a separate entrance at garden level:

Entrance / Hallway / Waiting room: 36 m²

2 offices: 16.2 m² (with air conditioning) and 15.6 m²

Summer kitchen: 14 m²

Heated conservatory: 14.6 m²