

51 Champagne / Broyes / a 350-square-meter house with 6 bedrooms, 3 wine cellars, a large garden, and 3 outbui



INFORMATION

Town:	Broyes
Department:	Marne
Bed:	6
Bath:	3
Floor:	293 m2
Plot Size:	1755 m2

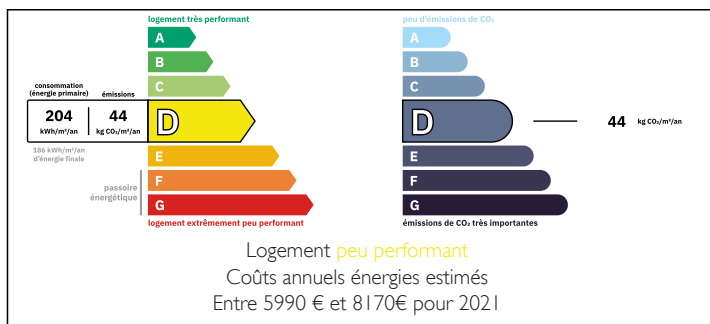


IN BRIEF

In Broyes, Marne 51190—a village featuring a 12th-century abbey castle—Leggett Immobilier presents this charming 350 m² home, featuring 6 bedrooms including 2 on ground floor, 3 bathrooms, 2 living/dining rooms, and 2 kitchens. An entry porch separates the main house from a detached section, ideal for creating a vacation rental or a creative workspace. A workshop in the garden can be converted to serve the same purpose, and a large shed currently used as a workshop and garage—with its very high ceilings—can also be modified to suit your expansion and renovation plans, such as adding a swimming pool.

Very well maintained house, the roofs were redone in 2019, as were the facade and the chimney. The ground floor features a welcoming layout with a kitchen, living room, dining room, bathroom, separate half-bath, and two bedrooms on the ground floor....

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.



DESCRIPTION

In the wine-growing village of Broyes, a commune of around 350 inhabitants within the Champagne appellation area, this substantial character property is located just 10 minutes from Sézanne, where a wide range of shops and services can be found.

The property offers 293 m² of living space and includes six bedrooms, generous reception rooms, two kitchens and converted attic space. Its well-planned layout and spacious proportions make it equally suitable as a large family home or as an inviting second residence.

The house also benefits from several cellars, including a remarkable vaulted cellar, a genuine testimony to the character and history of the property.

Ready to move into, the house opens onto a courtyard and a landscaped garden enjoying open views across the surrounding vineyards and Champagne countryside. Several rooms also benefit from this uninterrupted outlook, which contributes greatly to the charm of the property.

An additional area of approximately 40 m², arranged over two levels, remains to be renovated and offers further potential for conversion.

The outbuildings are another important feature of the property. They include a workshop housed in a separate building within the garden, as well as a large adjoining barn currently used as a garage. Its impressive ceiling height offers a variety of possible uses or conversion opportunities, subject to technical feasibility and any necessary planning permissions.

Thanks to its generous proportions, six bedrooms, two kitchens, garden, outbuildings and further areas with development potential, this property lends itself to a variety of projects: a substantial family...

LOCAL TAXES

Taxe foncière: 2516 EUR

NOTES