LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46074MRH51 Price: 350 000 EUR

agency fees to be paid by the seller

51 Champagne / Broyes / 293-square-meter house with 6 bedrooms, 3 wine cellars, large garden, 3 outbuildings















INFORMATION

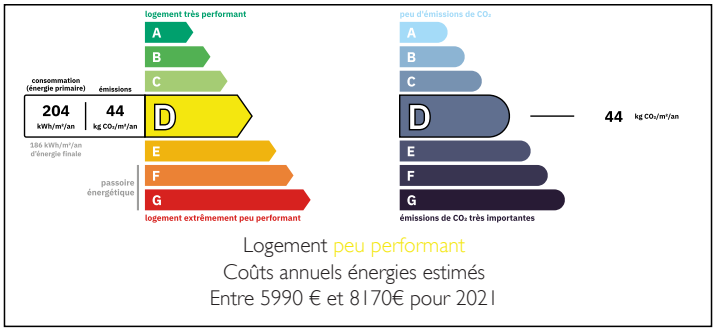
Town:	Broyes
Department:	Marne
Bed:	6
Bath:	3
Floor:	293 m2
Plot Size:	1755 m2

IN BRIEF

In Broyes, Marne 51190—a village featuring a 12th-century abbey castle—Leggett Immobilier presents this charming 293 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



Logement peu performant
Coûts annuels énergies estimés
Entre 5990 € et 8170€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2516 EUR**

NOTES

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 234 m² of living space and heated 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.

The zinc roofing and gutters were completely renewed in 2013.
Work performed:
167 m² of roofing.
- Realignment of the roof structure/rafters, including the supply and installation of 280 linear meters of treated fir timber.
- Installation of 145 m² of roofing underlay, with treated fir counter-battens.
- Supply and installation of 145 m² of "HP17 flammées" (flame-effect) tiles on new battens.
- Refurbishment of zinc elements: gutters, verge trims, ridge caps, valleys, hips, and various flashings/connections.
- Work on 4 dormer windows, including zinc cladding and waterproofing.
- 17 roof ventilation tiles.
- Removal and reinstallation of a 78 × 98 cm Velux window.
- Replacement or installation of rainwater...