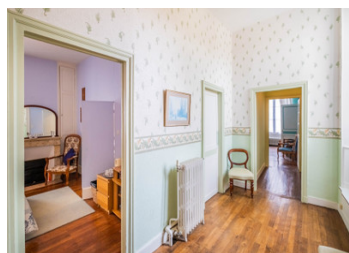


UNDER OFFER! 2 hours from Paris! 8 bedroom home, with 2 Gites and B&B at quiet center of historic village.



INFORMATION

Town:	Vermonton
Department:	Yonne
Bed:	8
Bath:	7
Floor:	388 m2
Plot Size:	572 m2

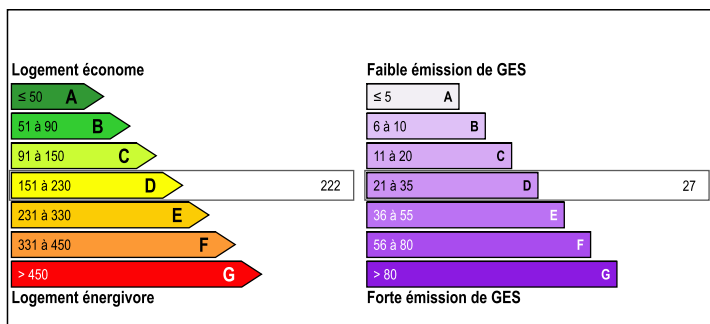


IN BRIEF

This elegant home is currently run as a successful Gite and B&B business comprising 5 en-suite bedrooms, 3 reception rooms and a total of 4 kitchens, a luxurious 2-bedroom apartment and 1-bedroom gite all set peacefully within a walled garden at the heart of the village. Chablis with its vineyards, the lively market towns of Auxerre and Avallon, Noyers sur Serein, the Morvan Natural Park and World Heritage site Vézelay are all easily reachable by car and offer a wide range of epicurian and outdoor activities.

The owners are offering many contents of the property, including bedding, linen, some antique furniture, garden equipment to allow for a seamless continuation of the Gite and B and B business. You can move in and start immediately!

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.



LOCAL TAXES

Taxe foncière: 2834 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is situated on a quiet square and is reached through wrought iron gates which give onto walled garden. It offers the following substantial accommodation:

Main House:

Ground Floor: Entrance with tile floor, a lounge of 26m², a dining room of 23m² and a main kitchen of 18m² with quality fittings and equipment and space for a breakfast table.

Inner lobby with WC and storage space.

Huge ground floor double bedroom area with it's own spacious lounge, walk-in cupboard and en-suite shower room in all 36m².

Guest Kitchen with a range of fitted units and space for a small breakfast table measuring 13.5m²

Laundry Room of 12m²

Office of 6.5m² with doors to the rear courtyard.

Light and airy conservatory of 18 m² with tile flooring and opening onto the walled gardens.

Hall – with storage and stairs to first floor

1st Floor: Landing area and hallway with doors to all rooms and stairs to attics.

4 Double Bedrooms of 23m², 18.5m², 15m², 14m² all with an en-suite shower, WC and walk-in dressing, one with antique style bath.

Additionally there is a self contained guest suite and a luxury self contained apartment!

The guest suite has a ground floor lounge/ dining area and a fitted kitchen, the 1st floor offers a bedroom and en-suite shower.

The luxurious self-contained apartment offers an