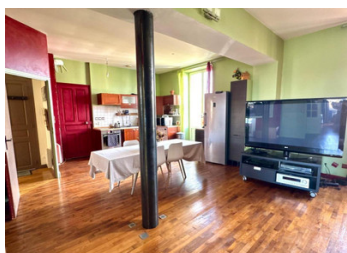


## Grand house split into 5 units, town centre Chaumont



## INFORMATION

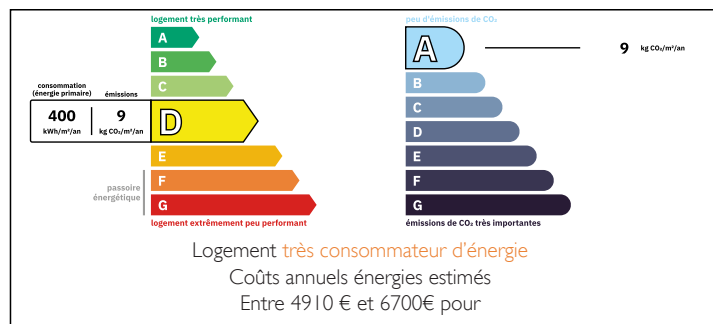
Town:	Chaumont
Department:	Haute-Marne
Bed:	6
Bath:	5
Floor:	0 m2
Plot Size:	535 m2

## IN BRIEF

Bourgeois house in Chaumont, ideally located within a 5-minute walk of the train station and city center. The partly renovated property comprises five independent apartments spread over three levels, featuring preserved period details such as original floorboards, exposed beams, moldings, and mosaics.

Previously operated as short-term rentals (Airbnb), the apartments offer strong income potential and are now all tenant-free. The building includes two studios and one TI on the ground floor, a large apartment on the first floor, and another apartment on the second floor, along with a vaulted cellar, workshop, and additional storage spaces.

## 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.



## DESCRIPTION

Bourgeois house ideally located in Chaumont, just 5 minutes walking from the train station and downtown. This character property, partly renovated, consists of five distinct apartments: three units on the ground floor, and one apartment per floor on the first and second floor. Each apartment has been carefully designed, some featuring original floorboards, others with exposed beams, moldings, and mosaics. A large vaulted cellar helps preserve the authentic charm of the place.

### Income potential

The apartments, previously rented as Air B N B, offer high-end features and have received excellent reviews from visitors. Each has a fully equipped kitchen and a bathroom, as well as access to a private outdoor space. The previous owner lived on the first floor and rented out four units. Today the units are tenant free.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### Ground Floor

On the ground floor, you will find an entrance hall as well as two studios. The first studio, covering an area of 17.46 m<sup>2</sup>, consists of a bedroom, a kitchenette with a shower room and toilet. The second studio, measuring 14.72 m<sup>2</sup>, also has a bedroom, a kitchenette, accompanied by a shower room and a toilet. In addition, a T1 type apartment of 36.22 m<sup>2</sup> is available. This apartment includes a living room with kitchen, a shower room with toilet, a hallway, and a bedroom.

### First Floor

On the first floor, a spacious living space of 89.04 m<sup>2</sup> awaits you. It includes a living room with an integrated kitchen, two bedrooms, a laundry room, an entrance, a bathroom,...