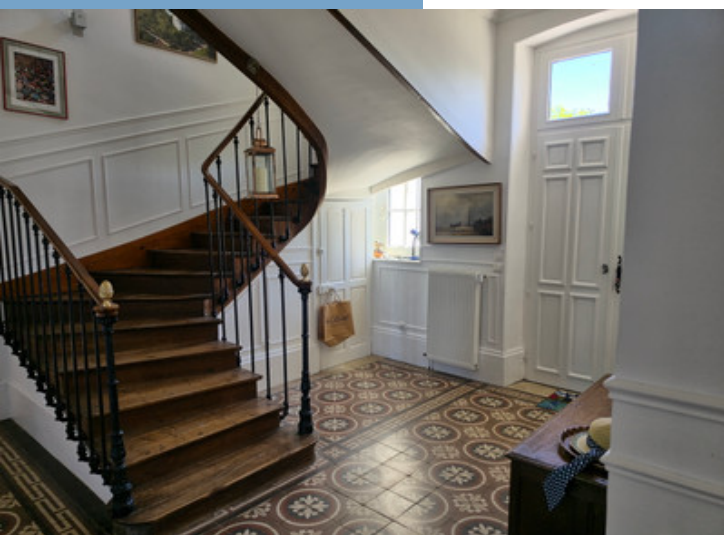




ELEGANT 19TH CENTURY MAISON DE MAÎTRE
WITH POOL, WALLED GARDEN & MINUTES
FROM CHABLIS

ELEGANT 19TH CENTURY
MAISON DE MAÎTRE WITH
POOL, WALLED GARDEN
& MINUTES FROM
CHABLIS...



PROPERTY FACT FILE	
REFERENCE	A46289SAL89
PRICE	€ 649,999 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	284 m ²
LAND	2708 m ²
TOWN	Flogny-la-Chapelle
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Restored 19th Century Maison de Maître
- Pool, walled gardens & private mini orchard
- 21km from Chablis, near Champagne, Paris in 2hrs
- Original features & exceptional restoration -DPE D
- Walk to bakery, cafés & village amenities

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Beyond its elegant 19th-century façade lies a beautifully restored country residence combining timeless French character with modern comfort. Just 21km from Chablis and within easy reach of the Champagne region, it offers approximately 284m² of elegant accommodation, magnificent original features, a private walled garden,

DESCRIPTION

Beautifully Restored Nineteenth-Century Home with Swimming Pool and Walled Gardens

Constructed between 1860 and 1870, this beautifully restored nineteenth-century home combines the craftsmanship and generous proportions of its era with the comfort expected of modern family living. Carefully renovated by its current owners, the property has retained an abundance of original features while benefiting from thoughtful improvements throughout.

Situated in the heart of northern Burgundy, just 21km from the celebrated vineyards of Chablis and close to the Champagne region, the property enjoys an enviable location. The village bakery, cafés, fromagerie, grocery store, doctors and everyday amenities are all within a short walk, while the house itself sits privately behind enclosed gardens and mature trees.

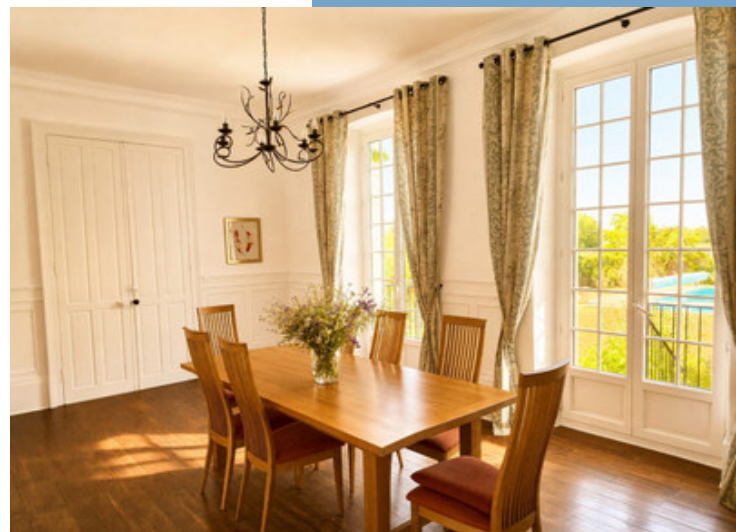
From the moment you arrive, the property makes a lasting impression. One of the two entrances leads onto a sweeping drive-in, drive-out gravel driveway bordered by mature planting, lawns and colourful herbaceous borders. The handsome façade and balanced proportions immediately reflect the quality found throughout the house.

Stepping inside, the entrance hall retains its original decorative tiled floor, high ceilings and ornate mouldings. The beautiful oak staircase forms the centrepiece of the home. During the restoration, damaged staircase balusters were painstakingly recreated using casts taken from the originals, ensuring every replacement perfectly matched the historic cra...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46289SAL89>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

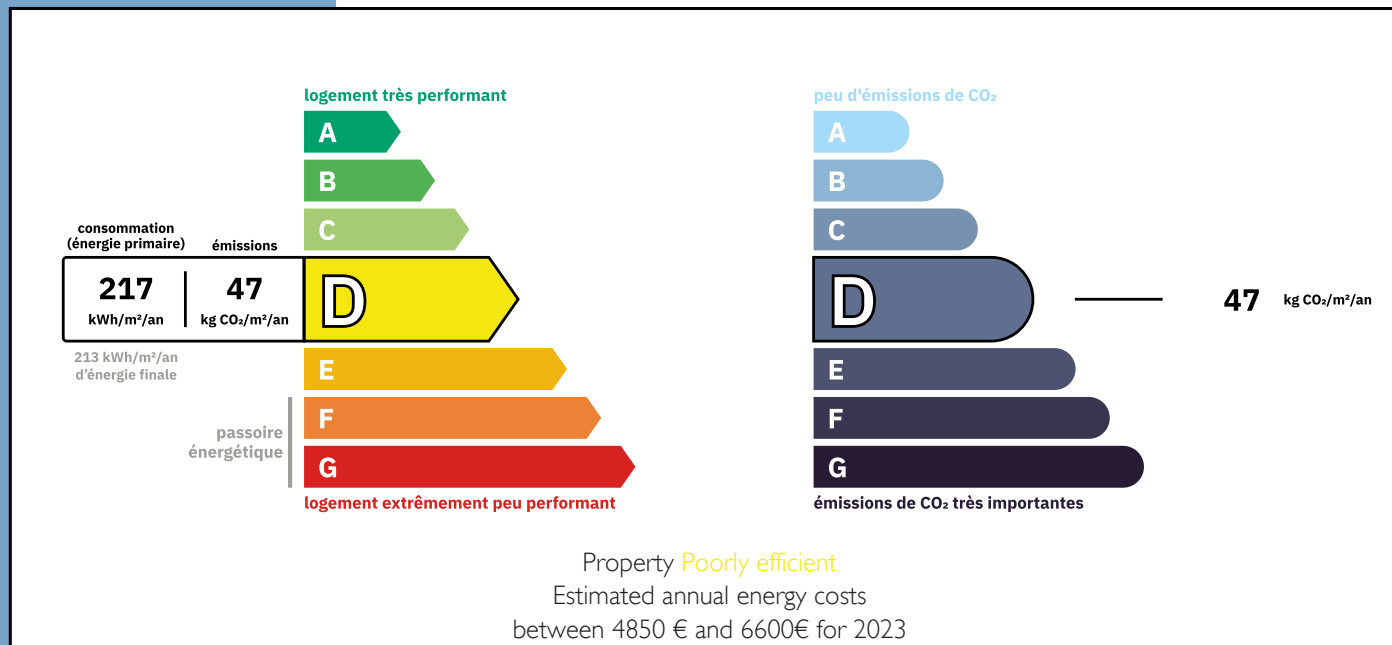
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A46289SAL89
FILE COMPLETE
AND PHOTOS
ON REQUEST

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