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## Old mill with outbuildings on 4909m<sup>2</sup> of land

Sens , Yonne , Bourgogne-Franche-Comté



# €785,000

inc. of agency fees

4 Beds      250 sqm      0.49 ha

Located a few minutes from Sens, its shops and its train station, this property with undeniable charm offers you a house of approximately 250m<sup>2</sup> of living space with on the ground floor a kitchen open...

### At a Glance

<b>Reference</b>	MFH-CJC02033	<b>Near to</b>	Sens	<b>Price</b>	€785,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.49 ha			<b>Land Tax</b>	N/A

### Property Description

Located a few minutes from Sens, its shops and its train station, this property with undeniable charm offers you a house of approximately 250m<sup>2</sup> of living space with on the ground floor a kitchen open to the dining room, a large living room, a small living room, an office, a bathroom and a boiler room. Upstairs, 3 bedrooms, a shower room and a master suite with bathroom and dressing room. Many outbuildings including a guest house of around 65m<sup>2</sup> with 2 bedrooms, workshop, woodshed, garages and large games room. All on

4909m2 of land crossed by a brook and out of sight. DPE: 291 F GES: 78 F

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	4
Price	€785,000

## Key Information

Internal Area:	250 sqm
Land Area:	0.49 ha

## Location: Bourgogne-Franche-Comté



## Gallery





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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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