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French Manoir for sale in Champagne

Sermaize-les-Bains , Marne , Grand-Est



€475,000

inc. of agency fees

5 Beds 2 Baths 380 sqm 0.6 ha

Nice and spacious period property set on a park of approx 1 acre for sale in Sermaize-les-Bains, in Champagne.

At a Glance

Reference	MFH-LAC2442	Near to	Bar-Le-Duc	Price	€475,000
Bed	5	Bath	2	Hab.Space	380 sqm
Land	0.6 ha	Pool	No	Land Tax	€1800.00

Property Description

Nice and spacious period property offering 380 sq.m of living area set on a park of approx 1 acre located in Sermaize-les-Bains, in Champagne.

THE ACCOMMODATION

FIRST FLOOR

- entrance hall
- living and dining room
- full equiped kitchen
- library or second living room
- master bedroom with walk-in wardrobe and bathroom

SECOND FLOOR

- 4 bedrooms
- bathroom
- Independent toilet

ADDITIONAL INFORMATION

- Cellar and attic
- Double-glazed windows
- 6000 sq.m park with outbuildings : garage, office and chapel

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Condition:	Very good
Heating System:	Central heating (oil)
Currently lived in:	Yes
Drainage:	Connected to mains town system
Land Tax:	€1800.00

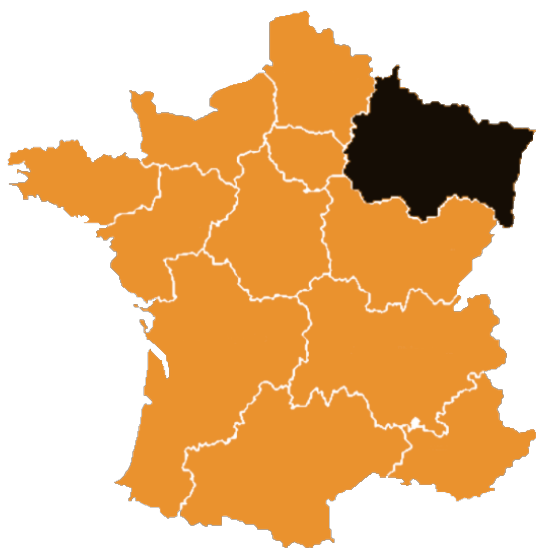
Summary

Property type:	Mansion
Bedrooms:	5
New Home?	No
Bathrooms	2
Price	€475,000

Key Information

Internal Area:	380 sqm
Land Area:	0.6 ha
How many Outbuildings:	3
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

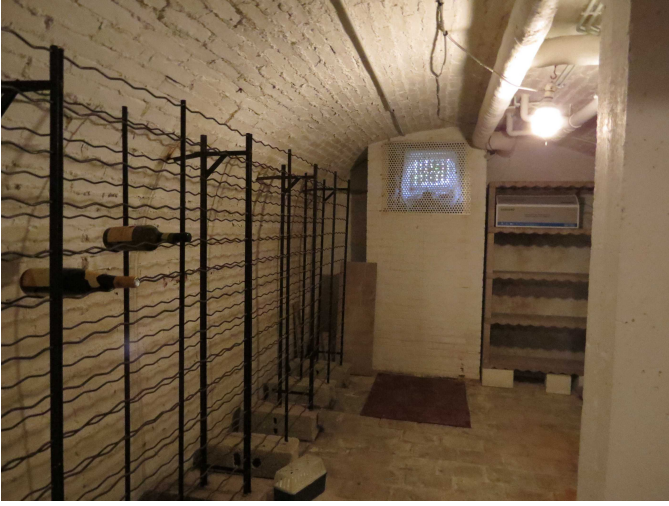
Location: Grand-Est



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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.

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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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