

[Click to view MFH-LAC2960](#)

Spacious family house with a garden in the Champagne countryside

Sommesous , Marne , Grand-Est



€315,000

inc. of agency fees

4 Beds 1 Baths 185 sqm 3250 sqm

Lovely family house in very good condition with a large garden and garage located in the Champagne countryside.

At a Glance

Reference MFH-LAC2960
Bed 4
Land 3250 sqm

Near to Châlons-en-Champagne
Bath 1
Pool No

Price €315,000
Hab.Space 185 sqm
Land Tax €900.00

Property Description

Located in the Champagne countryside, this family house offering 185 of living area is in very good condition, it consists of 4 bedrooms, basement space with garage, attic and a wonderful view on it's large

garden with terrace.

THE ACCOMMODATION

The ground floor

- entrance with a closet
- independent and fully-equipped kitchen
- spacious living-room with a fireplace
- 2 bedrooms
- separate toilet
- bathroom with shower and bath

The first floor

- 2 bedrooms
- a play room
- a walk-in closet
- an independent toilet

OUTSIDE

- a terrace
- a 3250 sqm garden

ADDITIONAL INFORMATION

- basement with double-garage, boiler room and laundry room
- attic space with possibility to create another bathroom
- septic tank up to date
- taxe fonciere is 900 euros / year
- In very good condition

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Condition:	Very good
Heating System:	Central heating (oil)
Reason for selling:	Other
Currently lived in:	Yes
Drainage:	Septic up to norms
Land Tax:	€900.00

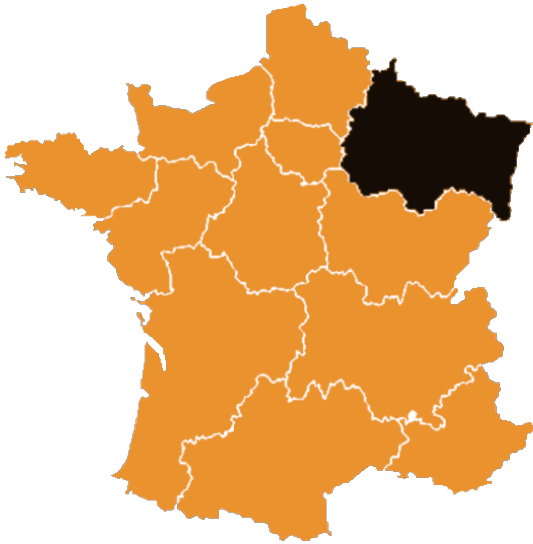
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€315,000

Key Information

Year Built:	1979
Internal Area:	185 sqm
Land Area:	3250 sqm
Floor:	3
Number of Fireplaces:	1
Property Features:	
•	very good condition
•	large garden
•	terrace
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Grand-Est



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates