

[Click to view MFH-LAC2674](#)

## Spacious village house with a garden for sale in Champagne

Vitry-le-François , Marne , Grand-Est



**€299,000**

inc. of agency fees

5 Beds   3 Baths   250 sqm   1530 sqm

A spacious family house with a good size garden located near Vitry-le-Francois in the Champagne countryside.

### At a Glance

**Reference** MFH-LAC2674  
**Bed** 5  
**Land** 1530 sqm

**Near to** Châlons-en-Champagne  
**Bath** 3  
**Pool** No

**Price** €299,000  
**Hab.Space** 250 sqm  
**Land Tax** €1100.00

### Property Description

A spacious house of 250 sq.m living area with 5 bedrooms and a good size garden located in the countryside outside a village of Champagne, with all amenities.

## **THE ACCOMMODATION**

### **The ground floor**

- spacious living-room
- independent and fitted kitchen
- 2 bedrooms
- independent toilet
- a bathroom (with a shower and a bath)

### **The first floor**

- 3 bedrooms
- independent toilet
- a bathroom
- 2 rooms in the attic

## **OUTSIDE**

- beautiful garden
- a wooded garden
- bench

## **ADDITIONAL INFORMATION**

- garage that can accomodate 2 cars
- basement that can be used as an apartment
- connected to towns mains systems
- taxe fonciere of 1,100 euros/year



### Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓

### And Before You Ask

Exposure:	North-east
Year of Renovation:	1977
Condition:	Good general condition
Heating System:	East
Reason for selling:	Other
Condition of Roof:	New
Drainage:	Connected to mains town system
Land Tax:	€1100.00

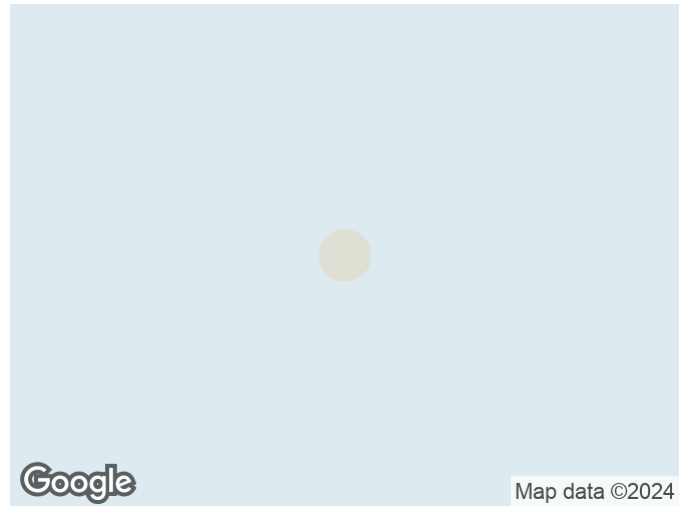
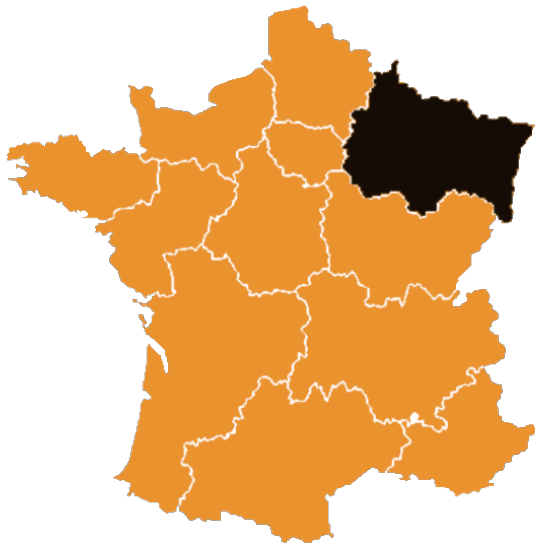
### Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	3
Price	€299,000

### Key Information

Year Built:	1977
Internal Area:	250 sqm
Land Area:	1530 sqm
Floor:	3
Number of Fireplaces:	1
Has Attic Space:	Yes
Has a Garden	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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved