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Generous farmhouse and outbuildings ideal for B&B Activity

Soissons , Aisne , Hauts-de-France



€420,000

inc. of agency fees

9 Beds 5 Baths 600 sqm 1200 sqm

Generous farmhouse with a complex of 5 buildings offering a wide range of conversion options. Ideal for B&B and business activity, or a large family!

At a Glance

Reference	MFH-SIR356023	Near to	Soissons	Price	€420,000
Bed	9	Bath	5	Hab.Space	600 sqm
Land	1200 sqm	Pool	No	Land Tax	N/A

Property Description

Are you looking for a bed & breakfast or gite property that can be used for tourism, run a small business or simply to accommodate a large family home? Step through the porch and into the paved courtyard to discover this complex of 5 buildings with a wide range of conversion options.

Situated in the heart of a market town close to the historic town of Soissons, discover this former farmhouse built of dressed stone with a slate roof, offering approx. 600 sq.m of usable floor space on a fully enclosed plot of approx. 1,200 sq.m, including an inner courtyard and a garden. A fully enclosed garden of approx. 500 sq.m is located to the rear of the buildings, allowing you to create your own vegetable garden or another project if you wish.

This property has benefited from a number of works carried out in recent years (roof, attic insulation, PVC double-glazed windows, etc.). There is mains gas heating (2 boilers) and mains drainage. Some work is required to bring out the full potential of this property.

The Accommodation

The 1st building is the MAIN HOUSE, (approx. 135 sq.m), it comprises of a ground floor with a beautiful entrance hall with exposed stonework leading to a study, a kitchen and a dining room with marble fireplace, picture rails and parquet flooring. The staircase leads to the first floor, which has three bedrooms with marble fireplaces and a bathroom with toilet. The second floor has been converted into a large bedroom with bathroom and WC.

The 2nd building (approx. 100 sq.m) comprises a ground floor room used as a boiler/laundry room and a shower room. The first floor has two bedrooms, 1 of which has a bathroom and WC. The first floor can be accessed directly from outside.

- 2 kitchens, one with professional equipment
- 9 bedrooms
- 5 bathrooms
- Separate access for each building
- Reception room

Outbuildings with Potential

- 3rd building (approx. 71 sq.m) comprises three rooms (currently converted into bedrooms) as well as two bathrooms and two WCs.
- 4th building (approx. 200 sq.m) has a large reception room on the ground floor, a kitchen with professional equipment and a space with toilet facilities (PRM standards). Upstairs, you'll find a large open-plan space that can be converted.
- 5th building (approx. 140 sq.m) comprises a barn, a garage and a workshop.

Outside

- Garden
- Courtyard
- Parking sarea

Additional information

- Shops and services nearby
- Schools
- Golf courses

The Area and Access

- Paris - Charles de Gaulle Airport 50 minutes
- Soissons 5 minutes
- Reims 45 minutes

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	East
Condition:	Needs upgrading and modernising
Heating System:	Central heating (gas)
Reason for selling:	Retiring
Condition of Roof:	Needs some attention
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Property Tax:	€2440.00

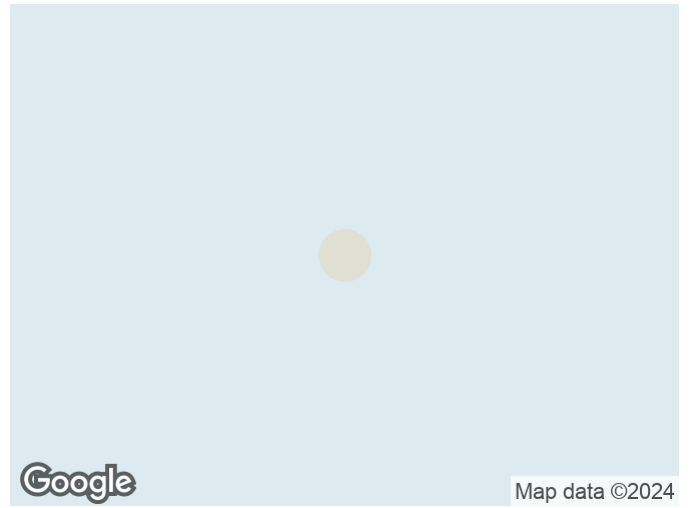
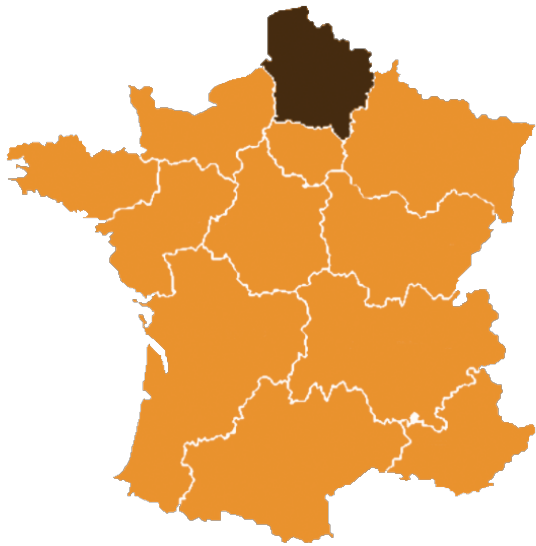
Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	5
Price	€420,000

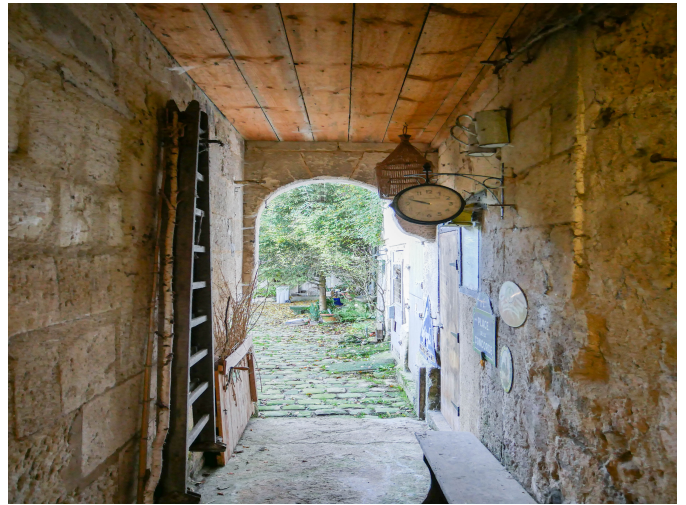
Key Information

Year Built:	1880
Internal Area:	600 sqm
Land Area:	1200 sqm
Floor:	2
How many Outbuildings:	5
Number of Fireplaces:	3
Property Features:	
• B&B and Gite Potential	
• Garage	
• Near amenities	
• Connected to mains drainage	
• Mains gas	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Hauts-de-France



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