



## 17th Century Chateau South Paris,

89300, Yonne, Bourgogne-Franche-Comté

€1,522,000

Ref: AF23126

\* 14 Beds \* 2 Baths \* 1000m<sup>2</sup>

We are proud to present for sale this chateau, reconstructed in the 17th Century and which has known several illustrious owners. Located 150km south of Paris, it offers 600m<sup>2</sup> of space set in a rectangular-shaped building flanked by two Mansart-style lodges which sit proudly in more than 6 hectares...

- DPE1: 263 DPE2: 79 Number of rooms: 32

## Property Description

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The ground floor of the chateau is composed of a vast entrance hall, a corridor serving the reception rooms which include a library, grand living room (complete with marble fireplace, wooden panelling and flooring), a dining room (with wood fireplace, panelling and flooring), a spacious kitchen and larder allowing access to the rear of the chateau.

The grand oak staircase with balustrades leads up to a corridor serving the comfortable and renovated bedrooms: a 30m<sup>2</sup> master suite with private bathroom, a 26m<sup>2</sup> bedroom with bathroom and a further two bedrooms of 26 and 30m<sup>2</sup> respectively with bathroom and toilet.

The second floor has a 14m<sup>2</sup> bedroom, bathroom, sitting room, laundry and a collection of 5 rooms measuring 10-12m<sup>2</sup> each.

The lodges, north and south, were previously connected by two wings which were removed in the 19th Century. The first lodge houses a guest house with 150m<sup>2</sup> of renovated space set over two levels (entrance, study/sitting room, kitchenette, 5 bedrooms, two bathrooms, toilets). The second is only partially restored and measures 150m<sup>2</sup> of space over three levels and enjoys a particularly nice room on the second floor with magnificent original beam work.

The U-shaped outbuildings cover 700m<sup>2</sup> of ground space and include an independent apartment carrying the charm of old with an entrance hall with bread oven, sitting room, living room with fireplace, dining area, kitchen, bedroom, bathroom and toilet. Access to the rear leads to the relaxation areas with stables, saddle room, a 50m<sup>2</sup> space, barn and workshop. Possibility exists to create an independent apartment above.

This splendid property is only 1h30 from Paris Porte d'Italie by motorway and 1h13 by train direct to the Gare de Lyon.

# Gallery

