



## Beautiful farmhouse located 15 minutes from Chablis,

Chevannes, Yonne, Bourgogne-Franche-Comté

€420,000

Ref: Chev123

\* For Sale \* 8 Beds \* 5 Baths \* 330m2m2

A beautiful farmhouse located 15 minutes from Chablis and close to the historic town of Auxerre, in a region of cherries and vineyards.

- Pond

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**French Entrée** 



## Property Description

A beautiful farmhouse located 15 minutes from Chablis and close to the historic town of Auxerre, in a region of cherries and vineyards. The property is in a L shape and spread over 330m<sup>2</sup> with outbuildings around a pond filled with goldfish in a 1700m<sup>2</sup> garden full of trees.

The house is split into two properties linked by a veranda with a hot tub.

The main house has a large entrance hall with a beautiful old staircase, a double living room with a magnificent fire place, a fitted kitchen, two bedrooms, a bathroom with Italian shower fitted out for the disabled, a WC with washing machine, a double cellar and a boiler room. A second staircase leading to the first floor and a wide corridor with 4 further bedrooms of which 2 are ensuite, 2 bathrooms and toilet with hand basin, 2 storage spaces under the eaves and a small hallway.

The second house, beyond the spa, boasts a triple living room with American kitchen (48m<sup>2</sup>), a staircase, a mezzanine and a corridor leading to 2 bedrooms, a shower room and 1 WC. The barn opposite can accommodate 2 cars and has an enormous attic.

The property is ideally placed in a calm and wooded environment and is close to all amenities.

The Paris-Marseille motorway has two exits – Auxerre to the North and to the south a new junction which is being built and will be 2km from the village.

The property would be perfect for those looking to set up a gîte or b&b business.



