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Successful Chambres d'Hotes/ Gite business

5 en-suite Chambres d'Hotes bedrooms

In the heart of a prime tourist area

Three bedroom Gite

Spacious, private owners' accommodation

DPE = 129 [C] GES = 118 [C]



Epernay-sous-Gevrey, Cote-D'Or
Ref: 10154

€650,000

A unique opportunity to purchase a very successful and popular Bed and Breakfast (Chambres d'Hotes) which the present owners have been running for the past 16 years.

This very large detached, traditional Burgundy stone house has been tastefully and sympathetically renovated to an extremely high standard and sits comfortably in the heart of a quiet friendly village overlooking the village green. The property is conveniently divided into ample, private owner's accommodation, 5 large en suite Bed and Breakfast rooms and an integral Gite with 3 bedrooms. The property is close to all amenities and the celebrated wine producing vineyards of the Cote d'Or. The famous cities of Dijon and Beaune, both of which are major tourist attractions, are within easy access. Good transport links are in place - with the main 'Route de Soleil' A31 auto-route a mere 10minutes drive from the house.

Everything is in place for new prospective owners to walk into and continue the business but there are also numerous possibilities for expansion.

CHAMBRES D'HOTES

Owners' accommodation 231 sq metres in total

Entrance hall 19' 0" x 17' 9" (5.8m x 5.4m)
Dining/lounge area 33' 10" x 22' 4" (10.3m x 6.8m)
Private lounge 26' 3" x 19' 4" (8m x 5.9m)
Private dining room 12' 6" x 22' 4" (3.8m x 6.8m)
Private kitchen 13' 1" x 16' 5" (4m x 5m)
Private bath/shower room 5' 3" x 11' 2" (1.6m x 3.4m)
Laundry area 13' 1" x 25' 3" (4m x 7.7m)

First floor bedrooms 171 sq metres

Bedroom Chambertin + Shower room 20' 8" x 18' 4" (6.3m x 5.6m)
Bedroom Musigny + Shower room 20' 4" x 18' 8" (6.2m x 5.7m)
Bedroom Clos de Vougeot + Bath / Shower room 17' 1" x 15' 9" (5.2m x 4.8m)
Private bedroom 1 + Walk in Shower room 18' 1" x 15' 5" (5.5m x 4.7m)
Private bedroom 2 + Shower room 12' 2" x 18' 4" (3.7m x 5.6m)
Private bedroom 3 8' 2" x 15' 9" (2.5m x 4.8m)
Corridor 47' 3" x 3' 11" (14.4m x 1.2m)

Second floor bedrooms 77 sq metres

Bedroom Romaine Conti + Shower room 22' 0" x 18' 8" (6.7m x 5.7m)
Bedroom Richbourg + Bath / Shower room 23' 0" x 18' 1" (7m x 5.5m)

ABOUT THE AREA

The Cote d'Or stretching some 60k from Dijon to Maranges has for many years been well known for its famous wines including Nuits St Georges, Gevrey Chambertin and Morey St Denis to name but a few and on the 4th July 2015 in recognition of this was granted World Heritage status by UNESCO. This is also an area steeped in history with Chateaux, Abbeys, beautiful varied scenery and the great canals of Burgundy. There are many designated cycling routes, country walks, golf courses, fishing, equestrian centres, lakes and swimming pools not to mention the fine selection of gastronomic restaurants.

GITE

First floor 59 sq metres

Shower room
Kitchen, dining area and lounge 22' 8" x 23' 7" (6.9m x 7.2m)
Bedroom 8' 2" x 12' 2" (2.5m x 3.7m)

Second floor 46 sq metres

Double bedroom 12' 6" x 18' 4" (3.8m x 5.6m)
Twin bedroom 14' 9" x 18' 4" (4.5m x 5.6m)

GARDENS AND GROUNDS

The well-landscaped south-west facing 1,380 m2 rear garden with vegetable plot has a relaxing atmosphere and is very much appreciated by guests.

OUTBUILDINGS

Garage, woodshed, cellar, mini-terrace and a larger terrace for the gite.

ADDITIONAL INFORMATION

Heating

Oil-fired central heating...Large wood burning stove in the private lounge...Electric radiators in the gite which is metered.

Drainage

Mains drains

Habitable area = 584m2

Total land area = Property 750 m2. Garden 1380 m2

Tax fonciere = Year to 31st December 2016 2,068 euros.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.