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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](mailto:info@frenchpropertiesdirect.com)

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