

**UNDER OFFER! Paris 1h15! Beautiful 18th century home with walled garden, overlooking a historic market town.**



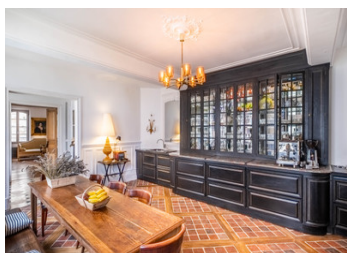
## INFORMATION

|             |        |
|-------------|--------|
| Town:       | Joigny |
| Department: | Yonne  |
| Bed:        | 0      |
| Bath:       | 0      |
| Floor:      | 330 m2 |
| Plot Size:  | 403 m2 |

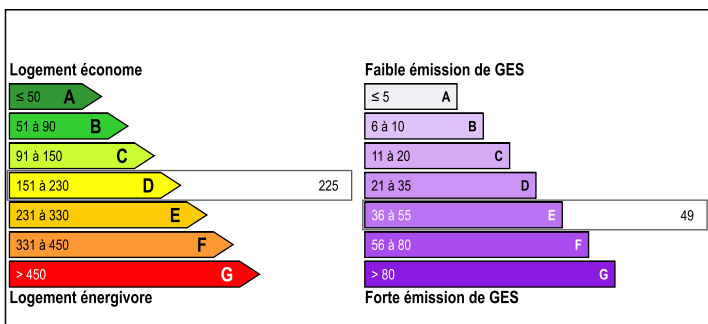
## IN BRIEF

Paris at 1h15! Rare opportunity to acquire beautiful and spacious 18th century home with walled garden, overlooking a historic market town and with river views. Vineyards, river, market, shops, cafés, station and restaurants and a two\*\* Michelin restaurant within walking distance. This elegant house makes a wonderful family residence, but equally a top of the range B&B.

Restored to a high standard with respect for period detail and materials, this lovely house offers 330m2 of living space spread over three floors, with charming reception rooms, four large en suite bedrooms, an independent loft and views on the medieval ramparts and church to the front, and the River Yonne across the rooftops.

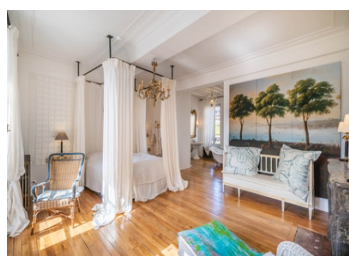


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The entrance laid with Burgundy stone and slate leads towards bow windows and a wrought iron balcony with views over the sunny terraced garden. A salon with double aspect, a library and a large kitchen with handcrafted cabinets and a magnificent cooking range make up the ground floor.

An oak staircase leads to the first floor and three large bedrooms, each with its own en suite bathroom. All rooms have the original marble fireplaces and oak parquet floors.

The second floor offers a 110 m2 loft conversion, with its original Burgundy "tomettes" tiles and has been designed as an independent apartment built under the original beams with a cathedral ceiling and offering a living space with double exposure, a kitchen, a bedroom with bath and a large dressing room with W.C. and shower.

An additional "garden room" of 30 m2 leads to two ancient arched Burgundy wine cellars of 70 m2.

Both the charming courtyard with its lemon trees and the garden are south facing and planted with apricot, fig and apple trees, lavender and climbing roses.

There is a good selection of shops, cafés and restaurants in town and an year round cultural programme. Chablis, Auxerre, Villeneuve sur Yonne, Toucy and the Forêt d'Othe are all an easy drive.

The cherry on the cake is the twice-hourly trains to Paris, just 1 hour 15 minutes away

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>