

Spacious Village Home with Character, Potential & B&B Opportunity – Uzelle (25), France

EXCLUSIVE



INFORMATION

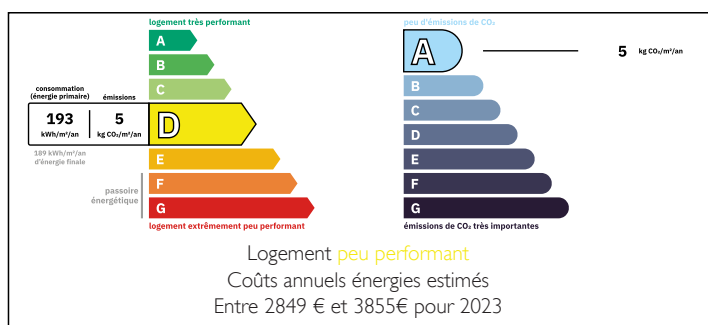
Town:	Uzelle
Department:	Doubs
Bed:	4
Bath:	3
Floor:	223 m2
Plot Size:	1937 m2

IN BRIEF

223 m² village home with 4 bedrooms, 3 bathrooms (plus one to finish), outbuildings, and a large garden. Currently operating as a successful B&B — full of charm and potential, just 40 min from Montbéliard and 50 min from Besançon.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

Located in the peaceful village of Uzelle, this impressive property offers 223 m² of living space, combining authentic charm, flexibility, and strong income potential.

Currently operating as a successful bed and breakfast, the home features generous living areas and multiple possibilities for private or guest accommodation.

The ground floor includes a bright and versatile room filled with natural light — ideal as a large family lounge, studio, or future kitchen-dining area. There's also a spacious garage accommodating up to three cars, and a large boiler room with pellet heating and excellent storage capacity.

The upper levels offer two large living areas:

a central living room with a fireplace, perfect for relaxing or hosting guests,

and a spacious open-plan kitchen, dining, and living area with a glass door opening onto the balcony/terrace, offering a welcoming space for family life or entertaining.

The sleeping area includes four bedrooms and three bathrooms, with a fourth en-suite bathroom possible to finish. A separate dressing room (with window) and a separate office provide further flexibility.

Outside, the property includes two outbuildings:

a detached stone building currently used as a workshop, which could be renovated into a guesthouse or gîte, and includes its own cellar below,

and a large open covered garage providing sheltered storage or space for multiple vehicles.

A very large backyard opens onto green space

LOCAL TAXES

Taxe habitation: EUR

NOTES