

Elegant 19th Century Maison de Maître with Pool, Walled Garden & Minutes from Chablis

EXCLUSIVE



INFORMATION

Town:	Flogny-la-Chapelle
Department:	Yonne
Bed:	5
Bath:	3
Floor:	284 m2
Plot Size:	2708 m2

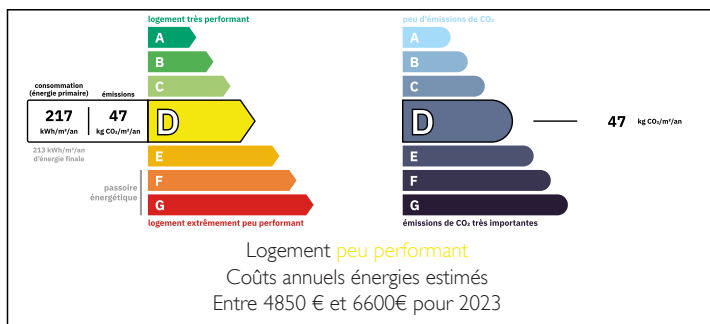
IN BRIEF

Beyond its elegant 19th-century façade lies a beautifully restored country residence combining timeless French character with modern comfort. Just 21km from Chablis and within easy reach of the Champagne region, it offers approximately 284m² of elegant accommodation, magnificent original features, a private walled garden, 11m x 5m swimming pool and sunny terraces.

Its generous proportions and versatile layout also lend themselves beautifully to a boutique hotel or chambre d'hôtes project, with impressive reception rooms and ample guest accommodation.

Mains water and drainage add modern convenience. Village bakery, cafés, fromagerie and amenities are within walking distance, while Paris is less than two hours away by train. An exceptional family home, luxurious second residence or exciting hospitality opportunity in the heart of Burgundy.

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.



LOCAL TAXES

Taxe foncière: 2198 EUR

NOTES

DESCRIPTION

Beautifully Restored Nineteenth-Century Home with Swimming Pool and Walled Gardens

Constructed between 1860 and 1870, this beautifully restored nineteenth-century home combines the craftsmanship and generous proportions of its era with the comfort expected of modern family living. Carefully renovated by its current owners, the property has retained an abundance of original features while benefiting from thoughtful improvements throughout.

Situated in the heart of northern Burgundy, just 21km from the celebrated vineyards of Chablis and close to the Champagne region, the property enjoys an enviable location. The village bakery, cafés, fromagerie, grocery store, doctors and everyday amenities are all within a short walk, while the house itself sits privately behind enclosed gardens and mature trees.

From the moment you arrive, the property makes a lasting impression. One of the two entrances leads onto a sweeping drive-in, drive-out gravel driveway bordered by mature planting, lawns and colourful herbaceous borders. The handsome façade and balanced proportions immediately reflect the quality found throughout the house.

Stepping inside, the entrance hall retains its original decorative tiled floor, high ceilings and ornate mouldings. The beautiful oak staircase forms the centrepiece of the home. During the restoration, damaged staircase balusters were painstakingly recreated using casts taken from the originals, ensuring every replacement perfectly matched the historic craftsmanship—just one example of the care taken to preserve the character of the property.

Opposite, is the spacious formal dining room that opens directly onto the terrace and rear garden, making it an ideal space for entertaining family and friends,...