

396 550 €

Contact agency  
Mathieu Immobilier & Conseils

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For sale gîtes

10 rooms

Surface : 328 m²

Surface of the living : 328 m²

Surface of the land : 1400 m²

View : Campagne

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

8 bedroom

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

06/05/2025 - Prix T.T.C



## Gîtes 1 Jonquery

Mathieu Immobilier & Conseils offers you, exclusively: This superb property for sale in the Montagne de Reims Natural Park, very well located close to the A4 motorway, 1 hour 15 minutes from Paris, 35 minutes from Château-Thierry, 25 minutes from Reims and Epernay. Close to many golf courses, tourist attractions, champagne houses and vineyards. Renovated farmhouse with a private living area of 212 m² and a guest room of 116 m². Four guest rooms, each with its own bathroom. Access to the various rooms is independent of the private living area. Possibility of creating a 5th guest room. The living area comprises, on the ground floor, a veranda, a living room, a dining room, a kitchen, an office, a bathroom, and a separate toilet. On the first floor, a landing leads to three bedrooms. A fourth bedroom, a living room, and a separate toilet complete the level. Excellent occupancy rate. Turnkey purchase. Property sold furnished and equipped for the activity which can be carried out by a single person. Ongoing business with an excellent e-reputation. Interesting revenue growth potential, particularly through the development of the table d'hôtes business and the operation of the numerous outbuildings. Approximately 350 m² of outbuildings (garage, workshops, belvedere and vaulted cellar) are added to the house and guest rooms, all on a plot of approximately 1,400 m². Heating via a recently installed pellet boiler (2020) and a wood burning insert for the main part of the house and 2 guest rooms.



Fees and charges .

396 550 € fees included

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