

CLASSIC DRIVER

Country house for sale near Joigny (89300)



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Price	USD 586 236 EUR 490 000 (listed)	Location	
For sale / For rent	Buy	Bedrooms	4
Type	House / Villa / Chalet	Living Area	280
Countryside / Rural	No	Guest house	No
Ocean / Beachfront	No	Fitness	No
Lakefront	No	Garage	No
Urban	No	Hammam	No
Wine Country	No	Helipad	No
Equestrian	No	Lift	No
Golf	No	Pool	No
Winter sports	No	Sauna	No
Boating / Yachting	No	Staff quarters	No
Close to Airport	No	Tennis court	No
		Wine cellar	No

Description

Located 1h10 from Paris via the A6 or by rail, and only 4 km from the shops and famous town hall of Joigny, this charming house is tucked away in the heart of a small village. Built in 1990 in the period style, it presents open beams, fireplaces and stained glass windows. It offers 280 m² of living area in perfect condition, in addition to a 5000 m² walled garden. The spacious interior comprises, on the ground floor: a large entrance leading to a double reception room, a living room with fireplace, a dining room with adjoining terrace, a study with very high ceiling and two ensuite bedrooms; on the first floor: two bedrooms, including a master suite with bathroom, WC and private terrace. A covered area by the swimming pool, boasting an attic floor with window and independent access, presents the potential for additional bedrooms or a guest annex. The swimming pool itself requires certain

works to restore its mosaic tiles. Elsewhere in the grounds, the property offers many private relaxation areas looking out over the lovely surrounding countryside. Within walking distance, you can explore the village ponds or taste a delightful glass of Côtes Saint Jacques in the village centre.

Emile Garcin Propriétés

Emile Garcin
— PROPRIÉTÉS —

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