

Large Historical Mansion in the heart of the Spa Resort Bourbonne les Bains.

EXCLUSIVE



INFORMATION

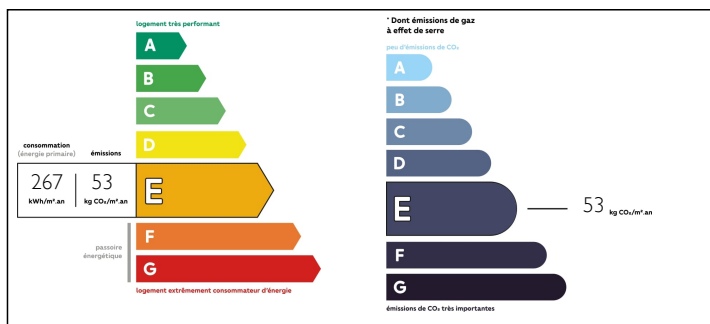
Town:	Bourbonne-les-Bains
Department:	Haute-Marne
Bed:	12
Bath:	2
Floor:	300 m2
Plot Size:	446 m2

IN BRIEF

This "Maison Bourgeoise" is located in the middle of the Spa Resort "Bourbonne les Bain". This stately mansion, which is in excellent condition, is located opposite the Spa Baths / Les Thermes and the Casino of Bourbonne les Bains.



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.



DESCRIPTION

The property consists of 14 rooms in total, of which 10-12 bedrooms, a large lounge, a dining room, 2 kitchens, 1 bathroom, 1 shower room and 3 toilets. It stands on 446m² of free hold land with an enclosed rear garden of approximately 130m² + an annex.

The annex is accessible through the garden and from the street and now consists of one large room of about 100m² which used to be 3 small studios / guest houses.

The roof of this property has been largely renewed, the central heating runs on city gas and the whole is connected to the city sewerage system so no fosse septique.

The current owner is an artist and producer. She transformed the place into an cultural center, an independent art space with international artist residencies.

There are regularly exhibitions where "guest artists" exhibit their work and the house offers enough space to accommodate these guests as well. The annex, which can be accessed via the garden and from the street, is now used as a large studio but can be reduced to three rooms with two simple partitions.

This particularly spacious property offers many possibilities, such as :

Independant contemporary artspace with international artist residencies as it is currently used. As a Gîtes / B&B with 5-6 rooms and with a corresponding AirB&B with another 5-6 rooms. Of course it can also be used as one big family house where everyone can have his own space. If desired, the property can also be divided into 3 separate floors with a common entrance...

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: 1000 EUR

NOTES