



## House Bigger than eight bedroom

2 000 m<sup>2</sup>, Land 55 000 m<sup>2</sup> Auxerre, France

Price upon request



Layout  
**Bigger than eight  
bedroom**

Area  
**2000 m<sup>2</sup>**

Land  
**52000 m<sup>2</sup>**

Parking  
**10x outside**

A long tree-lined driveway leads to this beautiful property near Auxerre. Set on a plateau with a moat, the chateau dates from the 16th century and was renovated in the 18th century. The estate includes French gardens, wooded areas decorated with centuries-old trees, streams and tranquil lakes that offer an oasis of peace and tranquillity. The surroundings of the chateau are undisturbed and provide an idyllic place to relax.

The property consists of four main buildings, including a fortified gateway, arranged around an elegant square courtyard. Three of these buildings overlook the moat. Access to the courtyard is via a porch with a well-preserved drawbridge. The entrance is guarded by a magnificent wrought-iron gate.

The careful restoration of the four buildings reflects the essence of the estate and combines historical authenticity with modern comfort. Stone, marble, tapestries and wallpaper from the opulent houses create an atmosphere of refinement, while modern amenities such as internet access, heat pumps combined with gas boilers and independent air conditioning in the rooms and pavilions ensure the highest standards of comfort.

Each of the four historic residences boasts spacious reception rooms, adorned with magnificent fireplaces, as well as bedrooms with en-suite bathrooms with luxurious sanitary features, giving guests a sense of opulent independence.

<b>Built-up area</b>	900 m <sup>2</sup>
<b>Floor area</b>	2000 m <sup>2</sup>
<b>Land</b>	52000 m <sup>2</sup>
<b>Parking</b>	10x outside
<b>Building energy rating</b>	G

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The south facade of the main building opens onto the French gardens, which are accessed by a stone bridge over a moat. At the heart of these extensive gardens is a small lake converted into a swimming pool, heated t

## VÁŠ MAKLÉR



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