

FREEHOLD INVESTMENT SALE

# LA MAISON DU CHÂTEAU

CRY-SUR-ARMANÇON

[www.lamaisonduchateau.co.uk](http://www.lamaisonduchateau.co.uk)





A magnificent 25-acre estate and Manor house, consisting of in excess of 7,000 sq ft of accommodation including a separate Gate House



## LOCATION

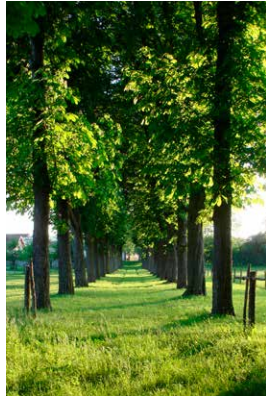
This charming 18th-century Manor House, with its own Gate House gite, parkland, private stretch of river, heated pool and tennis court, is located on the edge the quiet village of Cry-sur-Armançon. The beautiful unspoilt village is situated between Chablis and Beaune. It is old France, the land of Charlemagne. Its châteaux, abbeys, fortified towns and hilltop villages, its vineyards, cellars and poplar-lined banks of the Canal de Bourgogne are inspiring for all who stay at La Maison du Château.

The nearest major town, and TGV train station, (a 15 minute drive from the house) is Montbard, from which Paris is located 1 hour by train, Lille, 2 hours and Dijon 30 mins, alternatively Paris and Lyon are 2h 30, Chablis 40mins, and the mountains of the Five Valleys are 5h30 by car.

France's main Airport (Paris, CDG) is circa 1 hour by train (TGV). Alternative airports include Epinal-Mirecourt (94 miles, 151 km), Orly (119 miles, 191 km), Geneva (127 miles, 204 km).

## ATTRACTIONS AND ACTIVITIES

The Canal de Bourgogne (500m from the house) is easily accessible for those wishing to hire a boat and spend a day meandering through the beautiful countryside. There are 3 golf courses nearby, Château De Chailly, Domaine de Roncemay at Château Boisserelle and the 9 hole course in the grounds of a beautiful Château of Tanlay. The area boasts numerous activities to entertain guests including, riding, hot air ballooning, painting, paddle-boarding, tennis, internationally renowned wine tasting, yoga, world heritage sites, museums, churches, bowling and theatres, to name but a few of the various activities on offer.



## ACCOMMODATION

### MAIN HOUSE

#### Ground floor

- Entrance hall
- Dining room
- Petit salon
- Grand salon
- Kitchen / larder
- Self-contained, ensuite bedroom with sitting room, potential for staff accommodation
- Splendid staircases both internally and externally
- Pool changing room with shower
- Heated pool
- Tennis court
- Table tennis room
- Utility room
- Stables
- Log shed
- External covered dining/ BBQ area adjacent to the pool
- Terrace
- Sand pit

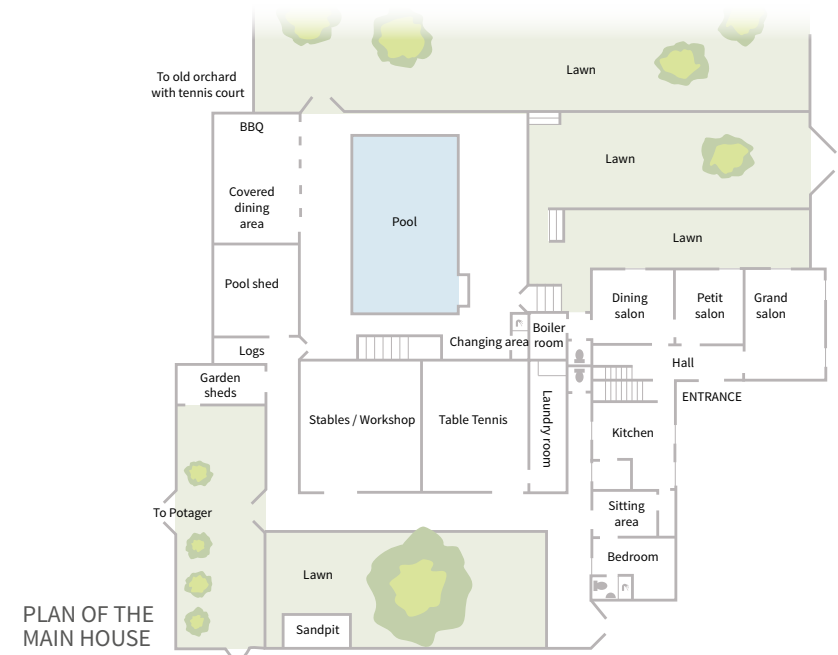
The stunning Manor House is accessed via a spectacular Gate, past the self-contained Gate House. There is also a (currently unused) grand entrance down a beautiful Chestnut Avenue.

#### First floor

- 5 bedrooms
- 5 bathrooms

#### Second floor

- Ensuite-bedroom
- Attic – potential games room / additional bedrooms subject to relevant licences





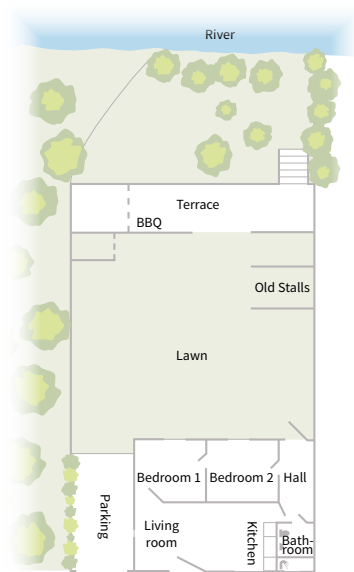
### BARN ROOMS

- Music room /yoga / recording studio
- 2 bedrooms
- 2 bathrooms
- Internal balcony area

### GATE HOUSE

- Private garden
- Parking for 3–4 cars
- BBQ / dining area
- Direct Access to the river from the garden
- 2 bedrooms
- 1 bathroom

PLAN OF THE GATE HOUSE



### OUTBUILDINGS / PARKING / KITCHEN GARDEN

- Garages
- Utility room
- Stables
- The ancillary outbuildings offer great scope for additional rooms / gites
- The property benefits from plenty of car parking
- Pigeonnier
- Boat house
- Kitchen Garden

### PARK LAND

- 25 acres of parkland surrounds the property
- Direct access to the fabulous river Armançon
- Orchard



Beautiful open parkland with views of the river, open fields, and cliffs



The property benefits from having a residential use defined with ancillary accommodation and land



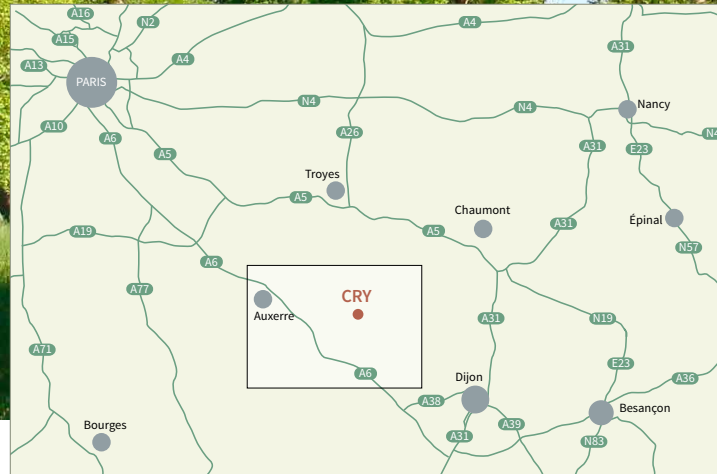
## USE

Potential opportunities to develop, expand the land, property, leisure, business:

- The land to the rear and side has the potential for change of use to build residential dwellings/ hotel / B & B accommodation subject to planning / licences required by law
- The building offers a renovation project, with room to expand, develop both in terms of property and other activities
- Potential equestrian centre
- Recording studio
- Artist studio
- Wedding / Events venue
- Paddle-boarding holiday



- Yoga / pilates / meditation retreat
- Glamping / caravan / camping opportunities
- Attic – potential games room / additional bedrooms subject to building regs / means of escape
- Commercial business opportunities including restaurant / Airbnb / Guest house / Boutique Hotel / attractive to investors due to inheritance tax relief.
- Fishing / bird watching holidays



## INVESTMENT SUMMARY

- Freehold investment opportunity, only two owners in the last 250 years
- Acquired by Lord & Lady Lyell (former UK Attorney General) and still in the ownership of the Lyell family
- Existing successful holiday rental business, further details available upon request
- Superb turn-key opportunity with excellent staff in situ
- Quoting price available upon request
- Business not affected



## DESCRIPTION

The property comprises the ground, and two upper floors of this beautiful detached building with a pitched and hipped roof.

La Maison du Château has a number of significant advantages not normally found in rural French properties. It has only had two owners in more than two hundred and fifty years. Unusually for a French country house La Maison du Château has full central heating and a modern boiler. The roof is in good condition and is insulated. It has separate self-contained gite accommodation. As a holiday home, it is a ready-made dream of luxury and relaxation with the services of a legendary long-established cook available, along with maids and a caretaker.

The property has been carefully maintained by its discerning owners for thirty years. It is a beautiful manageable family home, with extensive and secluded grounds in an attractive setting. It is the sort of historic property, which has been the subject of decades of careful guardianship, that people dream about in France but can hardly ever find. Such properties very rarely become available.

## VIEWINGS AND CONTACTS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational staff.

For further information and all viewing requests please contact the sole selling agents DeWitt's:

**Melandra Curley**  
 +44 (0)7917 657 749  
 mcurley@dewittsproperty.com  
 www.dewittsproperty.com



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