



## An Exceptional Residence in Champagne



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 1,978,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Grand Est
Πόλη:	Fismes
Ταχυδρομικός κωδικός:	51170
Δημοσιεύθηκε:	12/03/2026

### Περιγραφή:

Located in Fismes, 30 minutes from Reims and 1 hour from Paris, this manor house embodies the timeless elegance of the great residences of Champagne. Completely restored with passion and respect for its history, this 19th-century manor house was once the residence of the director of the former Macherez, Goumant Cie sugar refineries and now combines the prestige of a historic residence with the refined comfort of a contemporary property. A beautifully preserved heritage: Built around 1890, the former Château Allade has been completely restored by its current owners, a Belgian couple who are an architect and a restorer. Every room bears witness to the care taken to preserve the original features: solid oak parquet floors, French moulded ceilings, period fireplaces and large windows that let in light from the surrounding park. Spacious, elegant and modern comfort: The residence currently offers 505 m<sup>2</sup> of living space, which could be increased to 656 m<sup>2</sup> thanks to a building permit already obtained for the extension of the left wing. The manor house comprises several bright reception rooms, a refined dining room, a high-end indoor kitchen complemented by a summer kitchen under a covered terrace, five spacious bedrooms with en-suite bathrooms, and separate caretaker's accommodation. Each bedroom has individual air conditioning, modern bathrooms, high-end designer lighting and a warm and intimate atmosphere. A private park and remarkable grounds: Set in nearly a hectare of enclosed wooded grounds, the manor's garden is a true green oasis offering peace and privacy. It features a heat pump-heated swimming pool (5x12m), several south-facing terraces, elegant garden lighting and three charging stations for electric vehicles. The left wing, already equipped with technical facilities, can be converted into a bar, restaurant or reception area, opening up possibilities for use as a hotel, event venue or wellness centre. High-end technical features: ☑ Gas central heating (two Bosch 40 kW cascade boilers) ☑ Water treatment



with WaterGenius softener ☑ Electrical and sanitary systems completely refurbished ☑ Enhanced security: alarm, 8 outdoor cameras, 16 fire extinguishers, Q4 certification ☑ Controlled ventilation, air conditioning in all suites ☑ Four Cosyflame gas fireplaces for refined comfort in all seasons A strategic and prestigious location: Ideally located between Reims, Épernay, Soissons, Laon, and only 1 hour from Paris, the property is in the heart of Champagne, on the famous Route des Sacres. The surrounding area offers quick access to vineyards, museums, Cistercian abbeys and golf courses. The history of Fismes, an ancient fortified town, gives the address a special prestige ☑ not to mention that it is also the birthplace of Albert Uderzo, creator of Asterix and Obelix. A unique place, combining history and art de vivre: The Manor is much more than a residence: it is an invitation to live and entertain in an exceptional setting. Whether as a family home, a charming hotel project, a company headquarters or a high-end guest house, this property offers rare potential, ready to welcome a new chapter in its history. Key information: ☑ Land: 1 hectare ☑ Current living space: 505 m<sup>2</sup> ☑ Potential living space (with planning permission): 656 m<sup>2</sup> ☑ 5 suites, caretaker's accommodation, heated swimming pool, car parks and garages ☑ Active B B licence ☑ French branch Steeped in history, architectural elegance and absolute comfort, this manor house is a residence with soul, rare on the Champagne market, ready to seduce lovers of authenticity and refinement. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση: Reformed  
Κατασκευάστηκε: 1900

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 301 τ.μ  
Μέγεθος αυλής: 9245 τ.μ

## Room details

Total rooms: 19  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 179

## Building details

Parking: Ναί  
Number of Garages: 1  
Outdoor Amenities: Pool  
Αριθμός ορόφων: 3

## Rental details

Furnished: Ναί



## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/TXNV-T29552/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29552/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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