



An Exceptional Residence in Champagne



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 2,331,046.5

Location

Country: France
State/Region/Province: Grand Est
City: Fismes
ZIP code: 51170
Posted: Mar 12, 2026

Description:

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—once the residence of the director of the former Macherez, Goumant Cie sugar refineries—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 m² of living space, which could be increased to 656 m² 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 m² ☑ Potential living space (with planning permission): 656 m² ☑ 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

Condition: Reformed
Built: 1900

Common

Bedrooms: 6
Bathrooms: 2
Finished sq. ft.: 301 sq m
Lot Size: 9245 sq m

Room details

Total rooms: 19
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 179

Building details

Parking: Yes
Number of Garages: 1
Outdoor Amenities: Pool
Number of Floors: 3

Rental details

Furnished: Yes



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T29552/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2597499809C244CA

