

'Les Molyneux'

Luxury Accommodation and a Warm Welcome in the Heart of Champagne



Once In A While A Chance Comes For You To Realise Your Dreams and It's Up To You To Seize It Before It Disappears

Have you ever dreamed of living in a peaceful French village set in the heart of a regional nature park and nestled between an ancient forest and rolling vineyards?



It sounds almost too good to be true doesn't it, but it gets better.

What if this village were in the Champagne district of France and what if there were a restored vigneron's house dating from the 19th century ready for you to settle into and call your home?

This type of opportunity comes up once in a blue moon, if ever... but miracles do happen and if this is your dream, now is the moment to grab it with both hands.

At the very least you owe it to yourself to keep reading and find out more. This opportunity might just have your name on it...

If the house and location sounds familiar that's because you may have been here and recognise it as our home here in Verzy where we run Les Molyneux, a luxury Bed & Breakfast destination where hundreds of people from all over the world have found a warm welcome and a cold bottle of champagne (or two)

Yes, Yvonne and Jiles have decided it's time to move on after almost 14 years enjoying a lifestyle that is the envy of almost all of our friends. Now it's time for someone else to make the house their home, enjoy the secluded garden behind and of course run their own thriving and profitable Bed & Breakfast here at Les Molyneux.

- This is so much more than a holiday home, although it could be just that if that's your dream.
- It's not just a way to enjoy an enviable lifestyle, although the quality of life here is fantastic
- Because it's also a prosperous business in a part of the world that attracts thousands of visitors every year, almost all year round, and growing.

So, if your first reaction was “Sounds nice, but how could we possibly afford to live there?”, then put that concern out of your mind. The business is for sale as well. Yes, that’s right. The bed and breakfast business can also be yours, virtually on a plate

What shall we tell you about first?



The house – in fact it’s a home not just a house. It has a good feel to it and has looked after us well for many years.

The house is built on three floors and over almost 350 sq. metres (that’s almost 4,000 sq. feet if you prefer). It was built in the 19th century and used to belong to a wine maker. There’s even a small wine cellar under the house – how cool is that!

We bought the house in 2000 and did extensive renovations, installing 3 extra bedrooms and two extra

bathrooms.

Now, the house consists:

On the ground floor,

- a spacious entrance hall,
- two large reception rooms or offices, currently being used as owner’s accommodation
- a laundry room,
- a bathroom with shower
- a boot & shoe room (that is just so useful and yet most houses don’t have one)
- a separate double guest bedroom with ensuite bathroom, currently being used as a B&B room
- Plus a two story out-building that could easily be converted into whatever you want: sauna, gym, more bedrooms, just to name a few possibilities



On the first floor

- A large modern kitchen and dining area with a French window leading onto the deck in the back garden which is fabulous for summer meals and sunbathing
- A dining room large enough for 12 or even more
- A huge living room, again with French windows leading to the garden



Two connecting bedrooms with a private ensuite bathroom, currently being used as a B&B room.

On the second floor

- Huge master bedroom with a large en suite bathroom with shower, currently being used as a B&B room
- Two further double bedrooms, both being used as B&B rooms
- A bathroom with bath
- A linen room

There's space galore to live, relax and storage space for everything you could ever need

The house is great for families because everyone can have his or her own space and there is ample room for offices too, so if you work from home, its perfect.



The Garden



Guests are often surprised by the sunny garden tucked away behind the house, and accessed from the Lounge and the Kitchen. We've enjoyed many champagne moments on the decking, in the shade of the two fruit-bearing cherry trees, and have often served breakfast outside in the summer. It's a magical place

The Bed & Breakfast Business



Over the past 13 years Yvonne has built “Les Molyneux” into a thriving and very successful business. Winner of Trip Advisor’s Certificate of Excellence in 2012 and again in 2013 and remaining consistently in the top 10 amongst the 300 + B & Bs in Champagne.

This is due to many things, not just a welcoming and cosy house

- Great service
- Great local knowledge and local contacts
- Award winning online marketing
- A database of over 1000 customers in more than 15 countries who come back again and again and refer their friends and families.
- A website that is well ranked on the search engines, attracts lots of compliments for its quality and effectiveness, and that brings lots of enquiries week in week out.

Now, if you want to run your own B & B you’ll need to provide your own high levels of customer service - but **we can and will help you with everything else.**

Never run a B&B before? If you’re a novice to running a B & B don’t worry. It was our first B&B too and now we’ll show you the exact systems that Yvonne has used to build up her clientele and achieve such success.

We’ll train you in the secrets of online marketing to help you generate a strong stream of international leads and, more importantly convert those leads into bookings.

The strength of the business and the pleasure of running it is that Yvonne has never depended on local business. – in fact we can count the number of French guests per year on one hand. No, our guests come from around the world and this is delightful for three reasons. Not only is it a real joy to meet people from such diverse cultures, and not only does this give us a truly global business but they also *expect* to pay higher prices than French consumers. That means more money in the bank and more great experiences when you meet and get to know these wonderful people.



Our amazing offer includes the technical, business *and* practical elements you will need to get up and running almost overnight:

- **You get our optimised, client-attractive website, easily found in the search engines for the key terms your guests are searching on**
- **Our award winning marketing system that is tried and tested, systemized and runs nearly on automatic**
- **All the beds, bed linen, towels, sofas and everything else you will need to throw open the doors of your new B&B without delay**

Think what this means: a working profitable business bringing you in an instant source of revenue as quickly as you are ready for it.

The village

Verzy is about equidistant from Reims and Epernay right in the centre of the main tourist area in Champagne.



It's a village of just 1,200 inhabitants and it's one of the liveliest little villages you will find in Champagne because it has a number of shops, banks, schools, a garage... in short, it's a real community and it is alive with locals and visitors.

Of course the main occupation for most people here is making champagne or supporting the industry – can you believe there are about 30 champagne producers just in our village. In fact our next door neighbour is a champagne maker – very handy if you ever run out.

Peace and Quiet

Despite the relative activity you'll be enchanted by how delightfully peaceful the area is. At night you can hear the silence and above your head, in the clear unpolluted skies, you can see thousands of stars.



The vineyards are just 2 minutes walk away and once you're there you can walk for miles and miles between the rows of vines, or along the multitude of winding paths you will find.

5 minutes' walk in the opposite direction lies a huge and beautiful forest which is a paradise for walkers, of mountain bikers and enthusiasts of nature and bird watching. It's also a fabulous place to just relax and let the peace and quiet flow over you. It's an almost spiritual space and in fact a path runs through the forest which is an ancient pilgrim way that runs all the way to Santiago de Compostelle in Spain. [Yvonne, does this mean it's part of the famous Camino de Santiago walk? If so, I'd word it that way: "and in fact one of the paths through the forest is part of the famous Camino de Santiago route used by walkers and pilgrims over the last X years. Many walkers pass by every year on their way south, yet another welcome source of business for our B & B.



And if all this peace and quiet gets too much for you, what then? Happily, Verzy is a short 20 minutes' drive away from Reims, an ancient and truly stylish city where you can eat at fantastic restaurants, shop in elegant shops and enjoy watching the world go by on the terrace of a champagne bar or street cafe in the summer.

The region



Champagne is one of the most glamorous and prestigious products in the world, and the region is equally renowned. But what you may not know is that this region is so accessible to those living and working in Paris, Brussels, London, Luxembourg, Strasbourg.

With the arrival of the TGV (high speed train) 5 years ago, we are just 40 minutes from Paris via Reims Central Station, or the brand new Champagne-Ardenne station 20 minutes' drive away, with lots of

parking. Leaving Verzy at around 7am, you can be at London St Pancras for lunch, and be back home by 10.30pm after some serious shopping in Oxford Street!

The foreign community here is small and growing, which means that you won't be surrounded by ex-pats, but you will have a ready made English speaking community to slot into, just as we did.

Have children to consider? Here's the good news:

If you have small children this is just about the safest place I know to bring them up and there is fresh air and open space in incredible abundance.

If you have school-age children, then you can take advantage of French schooling locally in Verzy from age 3 to 15, with a school bus taking them directly into Reims for their Lyceean years from 15-18. There's even an international (English) section in Reims, within a French school, from age 8 leading to the international baccalaureat at the Lycee Marc Chagall, one of the best Lycees in the region. There is a thriving Anglo-French community within this system, which we loved when our own two daughters were younger. They are both happily and naturally completely bilingual which has brought them work and study opportunities we had never even considered when we first moved abroad.

So tell me Yvonne & Jiles, what's not included in your offer?

Pepper the dog. Sorry but he's just not for sale!

To recap then on the opportunity we're offering you here:

- There is a large yet cozy family home, in the heart of one of the most famous areas of the world, for sale and just waiting for the right person or couple to make it their own.
- There is a thriving Bed & Breakfast business, ready and running for you to slip into as quickly as you want to.
- All furniture and accessories required to maintain the comfort and style of the successful B&B business
- Ongoing training and assistance from Yvonne to enable you to earn a substantial income from the word go, capitalising on the award winning marketing and reputation we have built already. Yvonne will mentor you during the first 3 months of your new venture, and guide you step by step through the processes and systems she has created that makes Les Molyneux the “go to” B&B for English speaking people who want to discover the hidden gems of Champagne. There is also an opportunity to get continued support should you feel you need that.

So you're probably asking yourself, how much?

We've done some research, and here's what we found:

- Comparably-sized properties in the area are being marketed at between €430,000 and €480,000
- Based on B&B industry standards, a B&B business of this quality would sell for around €100,000 - €120,000
- The contents of the house which you'd otherwise need to replace are worth around €35,000 - €40,000
- So if our maths are right, that would add up to between €565,000 and €640,000

However, our goal is to move on as soon as possible, and so if you feel this is the opportunity you've been waiting for, and you're ready to move quickly, we are offering this amazing deal at just

€495,000 / £415,000 / US \$ 670,000

(Prices in GBP and US\$ are approximate)

What to do now?

**If you're interested, you probably have some questions,
so let's talk.**

Either call us on +33 326 48 20 52

Or email us at yvonne@lesmolyneux.com

Let us help you to make this dream come true