



## Detached Country House with Woodland Plot



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | David Evans   |
| Name der Firma:         | Cle France Ltd  |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         |   |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen, Häuser   |
| Telefon:                | +44 (1440) 820-358  |
| Sprachen:               | English, French   |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 665,186.32 |

#### Standort

|                 |            |
|-----------------|------------|
| Land:           | Frankreich |
| Postleitzahl:   | 28000      |
| Veröffentlicht: | 06.04.2026 |
| Beschreibung:   |            |

This family home immediately captivates with its sought-after residential setting, its commanding position, and its unobstructed view of the Luisant municipal lake, a particularly rare find so close to Chartres. It's easy to envision a peaceful family life here, with comfortable living spaces, nature all around, and quick access to the amenities of the Chartres area.

A house designed for lasting family life. From the moment you enter, the spacious central hallway sets the tone and creates a true sense of openness. This single-level layout makes daily movement simple and pleasant, a particularly valued feature for a comfortable and adaptable primary residence. The living room and lounge together offer over 51 square meters of reception space.

The entire area is bright, easy to furnish, and naturally warm thanks to the double-sided fireplace insert, which creates an elegant continuity between the spaces. The skylight further enhances this welcoming atmosphere and gives the living room a very pleasant character in every season.

The separate, fitted and equipped kitchen offers true comfort for a family. Its generous size allows for easy cooking, seamlessly sharing daily life, and a smooth flow between preparation, storage, and socialising.



The sleeping area comprises three well-proportioned bedrooms, each spacious enough to easily accommodate family furniture.

The separate office, located on the street side, offers true flexibility: home office, guest room, home office, or fourth bedroom, depending on individual needs. A separate dressing room completes the layout. The bathroom with bathtub and double sinks, the additional shower room with toilet, and a separate WC provide tangible comfort in daily life, particularly for a family seeking a practical and reassuring property for the long term.

The full basement is a rare advantage in this area.

A double garage, boiler room, utility room, separate laundry room, gravel cellar, and usable crawl space make up a highly versatile property. This additional space allows for storage, a workshop, a recreation room, or future expansion depending on your plans. For a family home near Chartres, this level of functionality is quite rare.

Outside, the enclosed, landscaped grounds of 2,700 m<sup>2</sup> immediately transform the perception of the property. They offer a rare respite so close to the city, enhance privacy, and give this house with its large, peaceful grounds near Chartres a true sense of heritage. The two terraces extend the house naturally: one enjoys the panoramic view, while the other faces the wooded area for more secluded moments.

The 1978 construction rests on a sound and reassuring foundation, with a roof in very good condition, recent oil-fired main heating, fibre optic internet installed, motorised gate, motorised garage door, mains drainage and a D-rated energy performance certificate.

The adjustments to be considered are mainly decorative updates, which allows for a smooth and quick move into this house with a full basement in Eure-et-Loir.

The department of Eure-et-Loir, located in the Centre region is only 1hr 30mins from Paris. The area is praised for the diversity of the landscape and the many activities on hand.

Formerly a play-ground for the King it now attracts the rich and famous, this modern department is a peaceful place with many assets such as rivers, ponds, lakes and forests. The two main nature areas being the Perche and the Beauce. Perche is a wild natural area and Beauce is made up of large open countryside.

Property in the area has much to offer as well. Plenty of Water Mills and Farmhouses can be found at reasonable prices. The rural idyll of peace next to the hustle and bustle of Paris makes it an ideal holiday destination.

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We can also help you with everything to do with buying a house in France including getting a mortgage,



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## **Allgemein**

Schlafzimmer: 4  
Badezimmer: 2  
Grundstücksgröße: 2700 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX8.337.700

