



## Canadian Style Detached Chalet with Mature Garden



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 269,000

### Ubicación

País:	Francia
Código postal:	28350
Publicado:	15/04/2024

### Descripción:

Welcome to this Canadian chalet with a generous surface area of 142 m2, nestled in the heart of unspoilt nature offering a breathtaking 360-degree view. Located in a calm and preserved environment, this chalet is a true haven of peace. Characteristics of the property: 4 spacious bedrooms spread over two levels: 11, 15.6, 16.7 and 16.8 m2 respectively. A large living room of 31.4 m2 with insert fireplace, mezzanine and access to the East terrace. Fitted and equipped kitchen, facing south, offering exceptional natural light, communicating with an 8 m2 conservatory.

The lower level includes 4 additional bedrooms, a bathroom with spa bath and WC, a separate entrance and a laundry area.

Fully enclosed land of 4090 m2, where the forest and nature surround you.

Two annex buildings: one housing the 2023 oil boiler and another office space.

Enclosed Car-Port for one vehicle and several garden sheds for storage.

Exterior: In-ground swimming pool requiring a change of liner and a check of the pump and filtration system.



Sanitation by septic tank with degreaser tank compliant with standard C.

Entrance to the property via a motorised gate for greater security and peace of mind. This chalet combines traditional charm and modern comfort, offering an ideal living environment for lovers of nature and authenticity.

Don't miss this rare opportunity to own your own piece of paradise.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condición: Good

**Común**



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Dormitorios:	4
Baños:	2
Tamaño del lote:	4090 m2

## Utility details

Heating:	Sí
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX5.636.433
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