



Detached Country House with Outbuilding



Information de l'agent

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Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 232,301.57

Location

Pays:	France
Indicatif régional:	28240
Soumis:	05/01/2026

Description:

A rare find, combining space, functionality, and potential! Located in the charming town of Saint-Éliph (28240), just steps from La Loupe train station (1 hour 20 minutes from Paris-Montparnasse), this detached house with a full basement, built in 1984, offers a peaceful and verdant living environment, ideal for families seeking comfort and nature.

With 156 m2 of living space, a converted outbuilding of approximately 75 m2 on a 1839 m2 plot, and attractive features, this property combines functionality, generous proportions, and opportunities. A warm and well-maintained family home. From the 4.6 m2 entrance hall, you will be captivated by the spaciousness of the main living area: a bright 36.5 m2 living room featuring a multi-fuel fireplace, the true heart of the home. The fully fitted and equipped kitchen (10.16 m2) adjoins this inviting room.

The ground floor also offers three bedrooms (9 m2, 9.1 m2, and 11.2 m2), a functional 5 m2 shower room, and a separate WC.

Upstairs, a fourth bedroom in the attic, measuring 15 m2, adds a cozy and intimate touch, while in the basement, a 22.5 m2 insulated and heated playroom and a fifth bedroom of 11.3 m2 (floor to be fitted) provide valuable additional space.



Double-glazed 14 mm windows and electric roller shutters ensure comfort and insulation.

Heating is provided by a multi-fuel fireplace supplemented by an oil-fired boiler in the basement.

The DPE rating of D attests to good energy performance thanks to quality insulation.

Converted outbuilding: a versatile asset. The property includes an outbuilding of over 75 m² of living space, ideal for a professional practice or an artist's studio.

It comprises: A main living area of 36 m², a ground-floor bedroom of 15 m², a shower room with WC of 6.6 m², a pantry of 11.15 m², a mezzanine with office/bedroom space of 8.6 m², and an attached garage of 19.7 m². The entire house is heated by underfloor heating and equipped with electric shutters.

A quiet and connected environment.

Nestled in a peaceful neighbourhood of Saint-Éliph, this house benefits from its proximity to La Loupe train station, providing easy access to major roads and convenient commuting. The green surroundings offer a true quality of life, while remaining close to shops, schools, medical services, and public transport.

Property highlights:

Main house of 156 m² on a full basement.

Wooded grounds of 1839 m² with a large 46 m² terrace.

Converted outbuilding with separate garage.

Double glazing, electric shutters, high-performance insulation (DPE D).

Fireplace, underfloor heating, fiber optic internet, septic tank. Close to train station, nature, shops and amenities.

Let yourself be charmed by this house for sale in Saint-Éliph (28240). Perfectly suited to large families, tradespeople, independent professionals or simply those looking for a detached house with a garden and outbuilding in a quiet and green setting, this property is an opportunity not to be missed.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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, 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

Commun

Chambres:	5
Salle de bains:	2
Dimesions du lot:	1839 m ²

Utility details

Heating:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.029.983
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