



## Period Property in Rural Village, Guest Gites Possible



### Information de l'agent

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

Propriété à:	Vendre
Prix:	USD 328,576.67

### Location

Pays:	France
Indicatif régional:	28240
Soumis:	10/02/2026

### Description:

**REDUCED** in price - Do you dream of space, character, and tranquility? Located just 5 minutes from Thiron-Gardais (28480), this spacious family home with 319 m<sup>2</sup> of living space offers rare potential on the market. With its 7 bedrooms, 1534 m<sup>2</sup> of wooded grounds, generous proportions, and outbuildings, it will delight those who appreciate charm, authenticity, and projects. A spacious property with multiple possibilities.

From the moment you enter, the charm takes hold. The ground floor opens onto an entrance hall leading to a dining room, a cozy living room, and a bright, open-plan 65 m<sup>2</sup> kitchen with a welcoming fireplace, perfect for sharing special moments. A second living area of 95 m<sup>2</sup> offers an exceptional setting for entertaining: a zinc bar, a games area, a lounge, and a large fireplace give the whole space a unique character. Still on the ground floor, there is an entrance hall leading to a double bathroom with double sinks and the staircase to the upper floor.

Upstairs: comfort, space, and privacy. The landing leads to seven bedrooms, all located on this level. A bathroom with a shower and bathtub, a second shower room, and a separate toilet ensure everyday comfort. Direct access to the attic, which could be converted from one of the bedrooms, offers the possibility of creating a recreation room, a workshop, or a home office.



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Technical Features and Amenities - Gas central heating (2 boilers) - Hot water provided by two tanks - Mains drainage - Cellar - 3 recently renovated bedrooms (electrical wiring, windows and doors) - Single-glazed windows throughout most of the building - Electrical system needs updating in the older section - A bucolic and accessible setting.

The 1534 m2 plot, fully enclosed and landscaped with trees, is a true haven of peace, perfect for sunny days.

The two outbuildings, which could be converted into studios and independent Guest Gites, offer numerous possibilities: professional space, workshop, or holiday rental. These buildings require complete renovation, including the roofs.

The house is located in a quiet village with local shops, nursery and primary schools, and school transport to middle and high schools. Nogent-le-Rotrou or La Loupe train stations are a 15-minute drive away, and Paris is 1 hour and 30 minutes away.

In summary:

- Living area: 319 m2
- 7 bedrooms upstairs
- 2 living rooms (65 m2 + 95 m2)
- Semi-open kitchen
- Cellar, convertible attic
- Enclosed plot of 1534 m2
- Gas heating, mains drainage
- Renovation work required (windows and electricity, insulation)
- Energy Performance Certificate: E (309 kWh/m2/year).

Don't miss this unique opportunity to acquire a characterful house with impressive volumes, ideal for a large family, a second home or a gite or bed and breakfast project.

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](http://www.clefrance.co.uk)

Condition: Good

### **Commun**

Chambres: 7  
Salle de bains: 3  
Dimensions du lot: 1534 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Lease terms**

Date Available:

### **Contact information**



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