



Detached Character House with Separate Studio



Agent Info

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Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 329,000

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	28270
Geplaatst:	22-04-2024
Omschrijving:	

Welcome to this charming house of character located in an idyllic setting, offering generous living space and quality finishes. With its 8 rooms, including a separate studio, this property represents a rare opportunity on the real estate market.

- **Main Features: Living Space:** A large welcoming entrance serves the entire house, offering a first view of the elegance of this residence. You will find a practical laundry area as well as a WC for added convenience.
- **Master Suite:** The master suite of approximately 23 m2 includes a dressing room and a private bathroom with WC, offering a space for relaxation and privacy.
- **Living Room:** The spacious 38.8 m2 living room is bathed in natural light, creating a friendly and welcoming space. It is adjacent to a magnificent fully fitted and equipped kitchen of 18.2 m2, ideal for gastronomy lovers.
- **Bedrooms:** Upstairs, two large bedrooms of 20.1 m2 and 21.7 m2 respectively offer comfortable rest areas. A very large room, currently used as a cinema room, office and games room, offers a surface area of 46.3 m2, which can be converted into two additional bedrooms according to your needs.
- **Separate Studio:** A separate studio with its own bathroom offers the possibility of self-catering



accommodation or additional space depending on your needs.

- Heating and Sanitation: Heating is provided by an AIR/AIR heat pump with several diffusers in the property, offering optimal thermal comfort. Sanitation is carried out by a recent septic tank from 2023.
- Garage and Exteriors: A garage with attic completes this property.
- Outside: you will find a practical garden chalet and a magnificent petanque court, all on a total plot of over 1550 m2, offering a peaceful and pleasant outdoor space.
- To summarise: This house of character offers an exceptional living environment, combining comfort, elegance and functionality.

With its numerous rooms and quality equipment, it represents an ideal real estate investment for families or lovers of beautiful spaces.

Don't miss the opportunity to discover this unique property and settle into your future home.

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

Conditie: Good

Algemeen

Slaapkamers: 4
Badkamers: 2
Lot Afmeting: 1554 m²

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.663.484

