



Charming Detached House and Garden



Agent Info

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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 202,160.41

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	28250
Geplaatst:	03-11-2025
Omschrijving:	

Located by the roadside, this charming house impresses with its generous proportions, abundant natural light, and functional layout. With 135 m2 of living space, it offers comfortable accommodation spread over two levels, ideal for a family or couple seeking a spacious property close to amenities while maintaining the feel of a detached home. A family home with pleasing proportions.

Upon entering, the house reveals a large living room of approximately 45 m2, bathed in light thanks to its windows on two sides. This welcoming and warm space offers multiple layout possibilities: a relaxing lounge area, a dining area, or even a reading nook, depending on individual preferences and needs. The flooring, the layout, and the natural light make it a central room of the house, perfect for sharing moments together. Also on this level is an open-plan kitchen and dining room, totalling 23.56 m2. This spacious and well-designed area allows for the creation of a family kitchen with a large worktop, custom-built storage, and a welcoming dining space.

The adjoining dining room opens easily onto the living room, creating a seamless flow between the rooms and fostering a convivial atmosphere. Also on the ground floor, a 15.6 m2 living room completes this ensemble. This space can be used as an office, playroom, secondary living room, or guest bedroom, depending on your needs. A separate 11.33 m2 lounge also offers a more intimate setting, ideal for relaxing at the end of the day or entertaining guests in a more refined atmosphere.

Thoughtful amenities: The ground floor includes two toilets, one approximately 3.25 m2 and the other



1.41 m², for added convenience. A bathroom with a walk-in shower is also located on this level, offering modern comfort and appreciated accessibility. The interior layout of this ground floor has been designed to facilitate the lives of its occupants, prioritising space, light, and functionality.

A welcoming and comfortable upper floor. The staircase leads to the upper floor where the sleeping areas are located. Two generously sized bedrooms offer a peaceful and pleasant setting: the first bedroom measures 14.58 m², ideal for a master suite or a large child's bedroom; the second bedroom, at 11.52 m², also benefits from ample natural light and an easy layout. On this floor, a modern shower room completes the ensemble, equipped with a walk-in shower, like the one on the ground floor. This configuration is particularly practical for families, allowing everyone to have their own space.

High-quality technical features: The house is equipped with a condensing gas boiler, guaranteeing efficient and economical heating. This system, known for its high performance, reduces energy consumption while offering optimal thermal comfort. Double-glazed windows ensure good sound and thermal insulation.

Of note: the door to the main living room is made of double-glazed aluminum, a durable and modern material that enhances the overall quality. The property is connected to mains drainage, a significant advantage that eliminates any need for an individual sanitation system. Finally, the Energy Performance Certificate (EPC) is rated D, a level consistent with the house's features and the quality of its insulation. This rating indicates a well-maintained and relatively energy-efficient home.

A pleasant and functional plot: Outside, the house sits on a 307 m² plot. This easy-to-maintain space is perfect for those who want to enjoy a touch of greenery without the constraints of a large garden. It offers the possibility of creating a patio, a small vegetable garden, or a relaxation area for sunny days. Its roadside location may appeal to those seeking easy and direct access, particularly for frequent travel. This configuration also makes the property visible, which can be an advantage for mixed use (primary residence with a home office, for example).

A versatile and adaptable property: Thanks to its layout and the size of its rooms, this house offers significant potential for renovation. Whether you wish to keep the current arrangement or redesign certain rooms, anything is possible. The generous proportions allow for, for example: the creation of a third bedroom or an additional office; the development of a master suite on the ground floor; or the transformation of the 15.6 m² room into a media room, library, or workshop.

This property combines the charm of a traditional home with the flexibility of a space that can be customised to suit your lifestyle.

Comfort, light, and potential: the home impresses with its spacious layout, bright rooms, and modern amenities.

It's ready to welcome new occupants without major renovations, while still allowing for decorative improvements to suit individual tastes.

Double glazing, a condensing gas boiler, and mains drainage ensure immediate comfort.



The grounds offer a pleasant setting for enjoying the outdoors without requiring extensive maintenance.

In summary: Living area: 135 m² Land area: 307 m² Number of rooms: 6 Number of bedrooms: 2 Bathrooms: 2 (walk-in showers) Toilets: 2 Heating: condensing gas boiler Windows: double glazing (double-glazed aluminum living room door) Sewage system: mains drainage.

Estimated energy performance certificate (EPC): class D Environment: roadside house, close to main amenities.

An ideal property for a family or couple looking for space and comfort.

This house represents a great opportunity for anyone wishing to settle into a spacious, bright, and well-equipped home without the need for major renovations. Its layout, features, and surroundings make it a rare find on the local market.

Whether you are a first-time buyer, a couple with children, or an investor looking to develop a property with potential, this house deserves your full attention.

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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Algemeen

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	307 m ²

Utility details

Heating:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.773
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