



Very Pretty Cottage, Ideal Holiday Home



Agent Info

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Listing details

Property for:	Sale
Price:	USD 86,034.25

Location

Country:	France
ZIP code:	28240
Posted:	Oct 15, 2024

Description:

Located in the charming village of Saint Victor de Buthon, this old house of 60 m2, built on a spacious plot of 1180 m2, represents an ideal opportunity for first-time buyers or investors looking for a project to complete. Offering a breathtaking view of the Perche valleys, this property is perfect for a main residence, a pied-a-terre or an Airbnb project.

Description of the property: The house includes a bright living room of 29.9 m2, bringing together a living room open to a fitted and equipped kitchen. This main living space, still to be personalised, offers many possibilities of layout to create a warm and friendly space. Two bedrooms are already present, offering immediate potential to accommodate a small family or guests.

The low-energy electric heating guarantees you controlled energy management, while allowing you to consider improvements to increase thermal comfort.

Individual sanitation is to be expected, leaving the possibility of opting for a modern and environmentally friendly solution, adapted to current standards.

The 1180 m2 plot of land is a real asset to take full advantage of the green and open environment of the Perche.



Arrange this outdoor space according to your tastes and needs, whether for a pleasure garden, a playground or even a swimming pool. Advantages of the 60 m2 house to finish renovating: a blank canvas for a project to be personalised.

Spacious plot of 1180 m2: numerous possibilities for outdoor development.

Exceptional view of the Perche valleys: ideal natural setting for nature lovers. Low-energy electric heating: modern, efficient and economical system. Individual sanitation to change: improvement project to be integrated to optimise the comfort and value of the property.

Investment potential: This house is an interesting opportunity for a rental project, particularly as a short-term rental such as Airbnb, thanks to its privileged location in a tourist region. It may also be suitable for first-time buyers looking for an affordable first purchase, in an idyllic setting, while having the possibility of personalizing the interior according to their desires.

Advantages of the commune of Saint Victor de Buthon for a family Proximity to Nogent-le-Rotrou: less than 15 minutes by car, you benefit from shops, services, and schools while living in a rural setting.

Natural wealth of the Perche: with its rolling hills and forests, this region is ideal for outdoor activities with the family (hiking, horse riding, mountain biking).

Peaceful living environment: Saint Victor de Buthon is a quiet commune, conducive to relaxation and far from the hustle and bustle of the city. Cultural and historical heritage: the village is located not far from remarkable sites in the Perche, such as the Courboyer manor or the Perche ecomuseum.

Accessibility: well served by roads, with quick access to the A11 motorway, Saint Victor de Buthon allows you to reach Paris in around 1h30, ideal for a weekend getaway or for professionals working from home looking to alternate between city life and rural settings.

Don't miss this unique opportunity!

Whether you are an investor looking for a project with high profitability potential or a first-time buyer dreaming of a bucolic living environment, this house is made for you. With its spaces to personalise, its large plot of land, and an exceptional view of the Perche valleys, this property offers a living environment that is both peaceful and close to essential amenities.

Apologies for the For Sale 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.

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

Common

Bedrooms:	2
Bathrooms:	1
Lot Size:	1 180 sq m

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.181.292
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