

Avre valley , Country estate dating C XVIII , outbuildings and charming gardens backing onto the river....

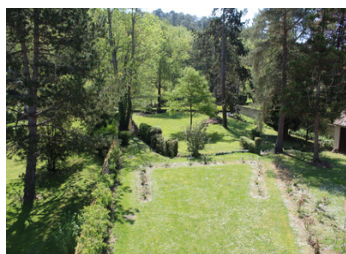


INFORMATION

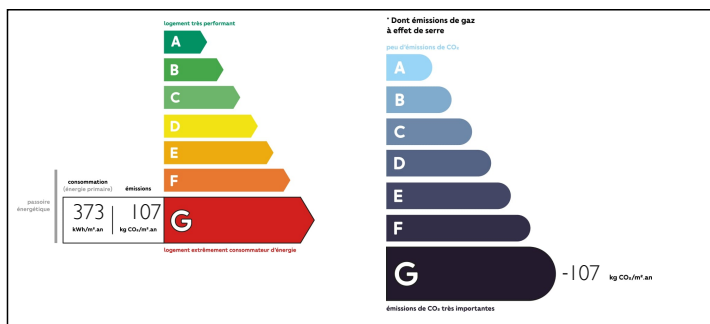
Town:	Breux-sur-Avre
Department:	Eure
Bed:	4
Bath:	1
Floor:	162 m2
Plot Size:	2545 m2

IN BRIEF

In a privileged location and on the edge of a charming village, views over the river and woodland beyond, charming property dating to the C XVIII, requires some modernisation...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property is full of history and has a number of elements reclaimed from chateaux throughout France. With 4 bedrooms and a total of 120 m² living space in the main house including an entrance with wooden staircase, a living room with stone fireplace, kitchen, shower room with wc. On the first floor, landing leading to 2 bedrooms, one with a shower and a wc. On the second floor the landing leads to two bedrooms. Oil fired central heating. There is a 42m² independent party room also with central heating.

Outbuildings include two large garages with loft spaces above, workshop, boiler room, woodstore, cold room and wine cellar.

The mature grounds are part walled and have river footage, wonderful views beyond the river to the woods, The original trout pond, many rose bushes and mature trees, a well, lawns. A delightful paradise. 2535m² in total.

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>