

Manor house set in beautiful grounds with outbuildings - renovation possible

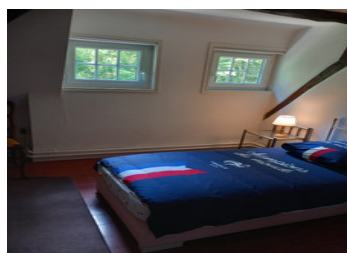


## INFORMATION

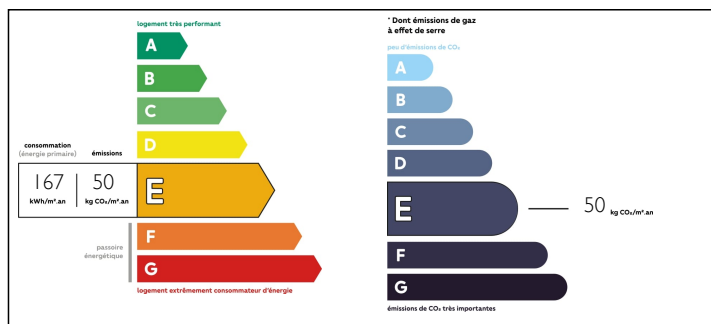
Town:	Les Baux-de-Breteuil
Department:	Eure
Bed:	6
Bath:	2
Floor:	201 m2
Plot Size:	8360 m2

## IN BRIEF

This house has been renovated and upgraded to a high standard whilst keeping original features (marble fireplaces, oak beams etc) There is plenty of space both inside and around the grounds with a large terrace and outbuildings (very good condition and clean), one of which could make another large house. It is calm and peaceful and ideal for walkers yet has all the necessary commerce nearby with around 30 shops and boutiques. A train station 20 minutes away with ample parking allows travel to Paris in 47 minutes.



## 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

There are 6 good size bedrooms, 3 on the ground floor and 3 on the first floor. There is also a mezzanine with a lounge area and a large loft space that could easily accommodate further bedrooms or a master en-suite bedroom or a games room or private study.

In the grounds you will find a pond and a petanque pitch as well as a wooden cabin, a garage as well as the other outbuildings . Electric gates and a gravel drive with space for several cars.

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

## NOTES