

Four-bedroom house with a cathedral-roofed living room and a large garden.

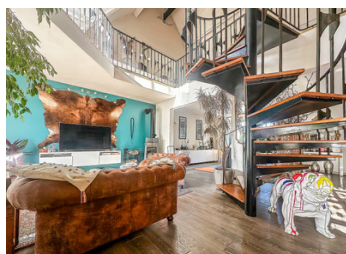


INFORMATION

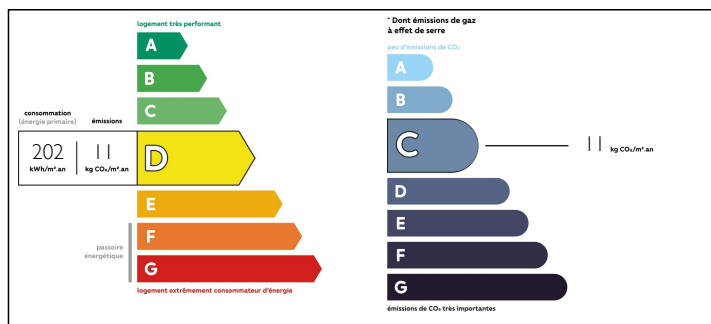
Town:	Le Gué-de-Longroi
Department:	Eure-et-Loir
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	2147 m2

IN BRIEF

This villa-style house is located in Gué-de-Longroi, 20 minutes from Rambouillet and Chartres and 5 minutes from Auneau. The ground floor comprises a large living room of around 50 m2 with cathedral ceiling and wood-burning stove, and a recently fitted open-plan kitchen. On the night side, there are two bedrooms, a bathroom and with wc. A beautiful blacksmith's staircase takes you to the mezzanine of around 44 m2 that overlooks this magnificent living room and the two bedrooms with a bathroom. This house is built over a full basement with a 36m2 reception room with a traditional zinc bar and billiards table, a summer kitchen, plenty of storage space and parking for two vehicles. The enclosed garden with trees to the rear of the house and its 60m2 pergola terrace complete this property on 2200 m2 of land.



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

Near Auneau, where there are many shops and craftsmen. Discover the professional activities and talents of Auneau-Bleury-Saint-Symphorien (Auchan-SuperU-SPAR)

Nursery, primary and secondary schools

Equidistant from Chartres and Rambouillet

One hour from Paris

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

LOCAL TAXES

Taxe foncière: 1575 EUR

NOTES