

Stunning country house with gîtes, beautiful private gardens, heated swimming pool and pond, easy access Paris



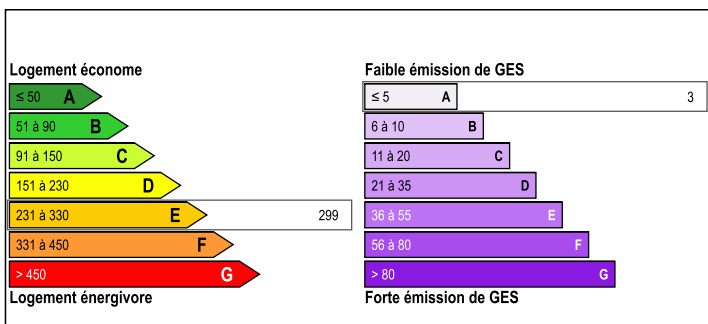
INFORMATION

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| Town: | Beauche |
| Department: | Eure-et-Loir |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 199 m2 |
| Plot Size: | 4780 m2 |

IN BRIEF

Set in a peaceful countryside setting, this charming property comprises a characterful main house, a separate gîte, and several attractive outbuildings arranged around a spacious covered courtyard. With additional guest accommodation, a swimming pool, two ponds, and excellent potential for further conversion, the property offers an ideal opportunity for family living or those seeking income potential. Situated just a short drive from Vermeuil-sur-Avre with direct train to Paris.

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

This delightful countryside property offers a beautiful main house, a separate gîte, and several charming outbuildings, all set around a spacious covered courtyard in a peaceful rural setting.

The main house welcomes you with an entrance hall (6 m²) leading to a well-sized 20 m² kitchen and a warm 25 m² living room featuring a fireplace insert, perfect for cosy evenings. The ground floor also includes a dressing room (10 m²) and a bathroom (8 m²).

Upstairs, a bright landing leads to a small office (6 m²), a toilet with washbasin, and two comfortable bedrooms of around 12 m² each. The house benefits throughout from double-glazed windows.

The separate gîte provides an ideal space for guests or holiday rental. It features a pleasant veranda with a four-burner stove, a 16 m² fitted kitchen, and a welcoming 20 m² living room with a built-in fireplace. On the first floor are three bedrooms (10–12 m²), along with a bathroom fitted with a shower, washbasin, and toilet. The gîte is equipped with electric heating and double glazing.

Connecting the two houses is a large 60 m² covered courtyard, creating a sheltered outdoor living area. Adjoining this is a 60 m² building with an upper floor covering the entire surface, already fitted with double glazing, insulation, and a bathroom with shower and WC. This space offers excellent potential to create additional accommodation or a workshop.

The property also includes several charming outbuildings:

A 25 m² guest house with lounge area, living room with fireplace...

NOTES