LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40536NOE28 Price: 279 000 EUR

agency fees to be paid by the seller

Peaceful 5 bedroom house in small hamlet of commune of Yevres, access to Loire valley and its chateaux







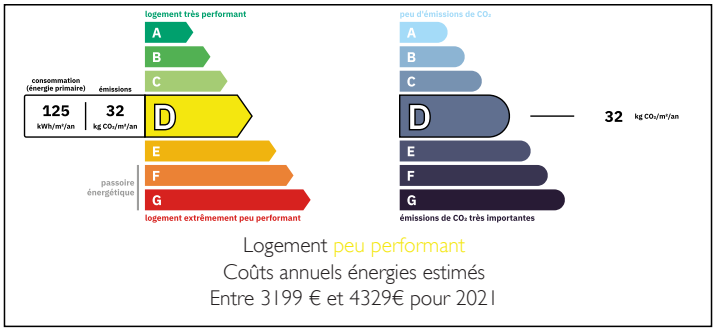








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3199 € et 4329€ pour 2021

INFORMATION

Town:	Châteaudun
Department:	Eure-et-Loir
Bed:	4
Bath:	2
Floor:	211 m2
Plot Size:	1560 m2

IN BRIEF

Set in peaceful surroundings in the heart of the commune of Yèvres, this beautiful country house combines authenticity, comfort and practicality.

A house full of potential, ideal as a main or second home, for lovers of nature and peace and quiet, while remaining close to amenities.

On the ground floor, you'll find :

A welcoming entrance hall

A cosy living room with fireplace, ideal for winter evenings

An adjoining office space, perfect for teleworking or reading

A functional kitchen and utility room

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.

dressing room

A shower room with WC

Three bright bedrooms, ideal for the whole family

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LOCAL TAXES

Taxe foncière: **1862 EUR**

NOTES

DESCRIPTION

Outside :

Enclosed grounds planted with trees, perfect for children or pets

Covered tiled terrace to enjoy outdoor meals in all seasons

Detached garage

Small pond, adding a touch of charm to the garden

Adjoining cellar/workshop, ideal for storage or wine lovers

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