LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41352NOE28 Price: 318 000 EUR

agency fees to be paid by the seller

1½ hours from Paris: Stunning farmhouse with a pond and outbuildings







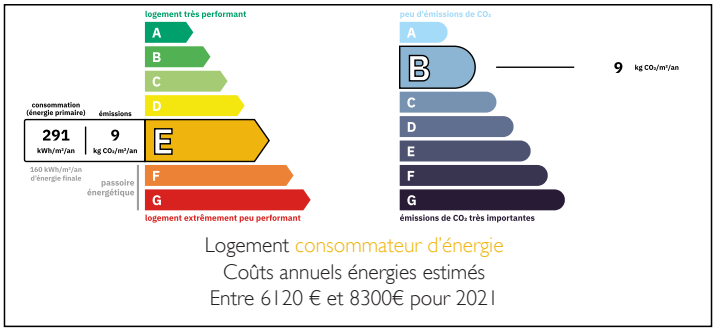








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6120 € et 8300€ pour 2021

INFORMATION

Town:	Brou
Department:	Eure-et-Loir
Bed:	6
Bath:	2
Floor:	396 m2
Plot Size:	2555 m2

IN BRIEF

Just 10 minutes from Brou and 1½ hours from Paris, discover this superb, characterful farmhouse of around 390 m², nestled in the heart of a quiet, leafy setting with no overlooking neighbours. A rare property offering an exceptional living environment for nature lovers, large families or those looking to run a holiday cottage or guesthouse.

This spacious farmhouse comprises 11 rooms, including 7 spacious bedrooms, with 3 on the ground floor, ideal for comfortable family living or welcoming guests. You'll be charmed by its vast, welcoming and light-filled 72 m² living/kitchen area, as well as the upstairs library, perfect for a relaxation or home-working space.

The property also features 2 bathrooms with bath and shower, 3 WCs, a large barn and an outbuilding offering great potential for conversion or renovation to suit your needs.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Outside, enjoy a 2,555 m² enclosed plot featuring a pond – a true haven of peace, perfect for relaxation and family time.
Key features:

- Charming farmhouse of approximately 400 m²
- 7 bedrooms, including 3 on the ground floor
- Large 72 m² living room
- Barn and outbuilding to be renovated
- Enclosed grounds with a pond
- Quiet, natural surroundings
- Ideal as a main residence, family home, holiday cottage or tourism venture
- Close to Brou and 1½ hours from Paris

A rare opportunity not to be missed.

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

NOTES

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