LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42457EI28 Price: 160 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (150 000 EUR without fees)

Perche National Park, Village house, peaceful village setting. 146m of living space, workshop, garden....















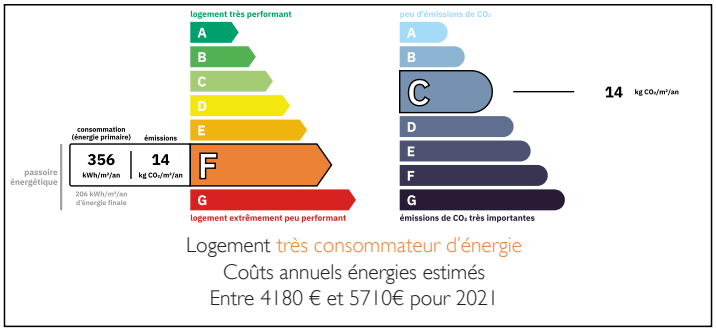
INFORMATION

Town:	Les Étilleux
Department:	Eure-et-Loir
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	200 m2

IN BRIEF

Less than 2H Paris, Les Etilleux. Village house with many original features , 146m² habitable space, large rooms , 3 bedrooms. Good size garden 200m² with a large workshop 55m² .

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4180 € et 5710€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**545 EUR**

NOTES

DESCRIPTION

Village house offering 146m² habitable comprising : Ground floor: an entrance hall ,wc, kitchen diner (27m²), living room with woodburning stove (34m²), cellar (20m²) First floor: large salon area/landing with a huge original fireplace and beams (27/6m²), three double bedrooms (11m², 12.5m² and 13.5m²) one with a huge original fireplace, bathroom with wc . Loft space.

Mains drainage, electric heating, mix of double and single glazed windows. Ideally located just 12km from the A11 motorway junction.

Pretty garden and large outbuilding (old forge) . Woodstore.

Approximately 200m² garden.

In the heart of the village, peaceful village.

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