

Nogent-le-Rotrou, townhouse that has retained its original features, with outbuildings set in walled garden...



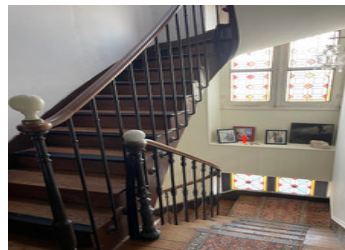
INFORMATION

Town:	Nogent-le-Rotrou
Department:	Eure-et-Loir
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	450 m2

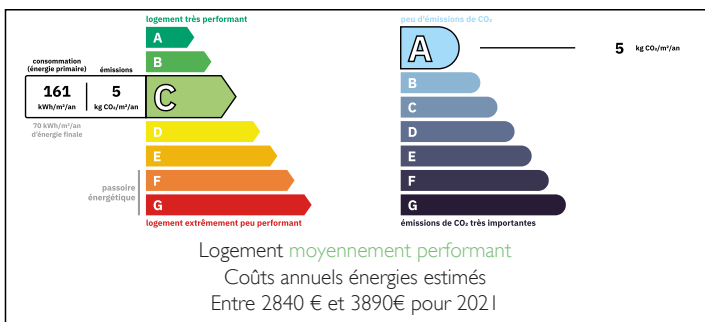
IN BRIEF

An elegant townhouse that has retained its original features (painted cement tiled floors, Louis XV fireplaces, ceiling roses and moldings, wood paneling, and antique doors), with a lovely walled garden.

Energy Performance Certificate: C.

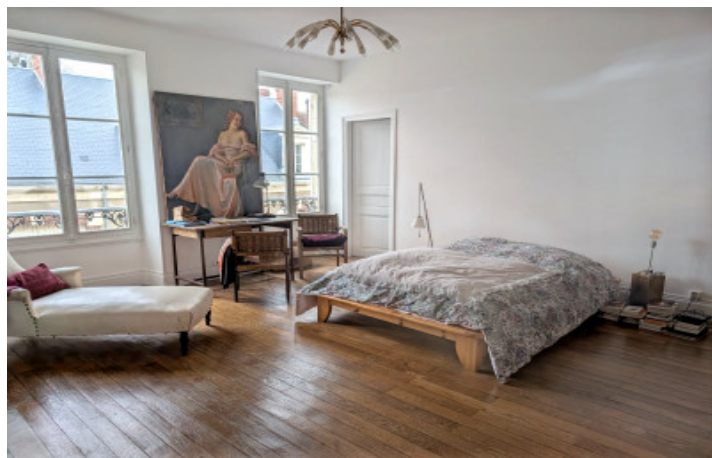


ENERGY - DPE



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

A bourgeois house that has retained its original features (painted cement tiled floors, Louis XV fireplaces, ceiling moldings, wood paneling, and antique doors), with 235 m² of living space, comprising an entrance hall (5 m²), a large living room with natural light streaming through and access to the garden (47 m²) a fireplace, a fully equipped kitchen with a dining area (17 m²), laundry/boiler room, cellar, possible ground floor bedroom/living room (20m²), and wc cloakroom. On the first floor, a landing (13 m²) with storage leads to two bedrooms with fireplaces and pine flooring (28 m² & 20 m²), a bathroom (13 m²), a shower room (5 m²), and a walk-in closet. On the second floor, a landing (5.22 m²) leading to 4 bedrooms (15 m²; 12 m²; 18 m² & 12 m²), a toilet, and another room with a staircase leading to the attic. Central heating with heat pump and thermodynamic water heater, mains sewer connection, patio, old greenhouse, open courtyard, walled garden of 469 m² with fruit trees, offering complete privacy. The town has all amenities, schools, sports facilities and a rail link to 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: 2807 EUR

NOTES