LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44584EI28 Price: 152 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (143 000 EUR without fees)

1h30 Paris. La Loupe. Charming village house with garden and garage. Shops and station walking distance ...

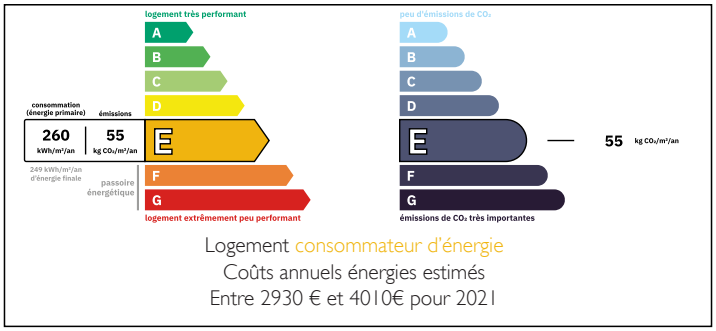
INFORMATION

Town:	La Loupe
Department:	Eure-et-Loir
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	547 m2

IN BRIEF

La Loupe, a charming traditional house in the town centre, featuring a lovely 547m² garden, off street parking and a garage.
130m² of living space.
Some refurbishment work required.
All amenities and the Paris SNCF train station are within walking distance.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2930 € et 4010€ 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: **834 EUR**

NOTES

DESCRIPTION

Comprising on the ground floor: Entrance hall, living room with fireplace (32m²), opening onto the kitchen (13m²), bedroom with fireplace (15m²), shower room (5m²), toilet, utility room/boiler room (15.7m²). First floor: large landing/bedroom (10m²), bedroom and small bedroom/study (12.3m², 6.7m²), shower room with WC. Attic suitable for conversion (28m²)
Mains gas heating
Mains drainage
Detached garage
Garden with trees and a terrace area, total of 547m².
All amenities and Paris SNCF station within walking distance.
Refurbishment work required

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