LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47452HL28 Price: 199 000 EUR

agency fees to be paid by the seller

Renovated 2-bedroom house with a garden between Chartres and Rambouillet















INFORMATION

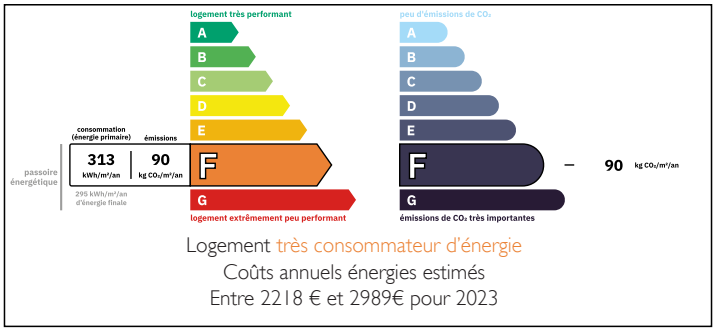
Town:	Bailleau-Armenonville
Department:	Eure-et-Loir
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	504 m2

IN BRIEF

Situated in Bailleau-Armenonville, between Chartres and Rambouillet and just 10 minutes from the N10, this detached house enjoys a pleasant location in a quiet residential area, whilst remaining close to shops, amenities and major transport links.

Built on a plot of approximately 504 m², it stands out for the high standard of maintenance and the extensive renovation and improvement work carried out in recent years. The property now offers a comfortable, functional and well-maintained home, ready to move into and requiring no interior work.

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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:	**812 EUR**

NOTES

DESCRIPTION

With a living area of approximately 55 m², the house opens onto a separate entrance hall that has recently been renovated and extended. This leads to a bright living room with a pleasant south-west facing aspect, as well as a fitted and equipped kitchen, designed for practical everyday use.

The sleeping area comprises two renovated bedrooms, a recently fitted shower room constructed with high-quality materials, and a separate toilet with a wall-hung toilet. The whole property features understated, contemporary décor, in keeping with the renovations carried out.

The property also benefits from a full basement on a concrete slab, comprising, in particular, a garage and a clay-floored cellar. This space provides ample storage capacity and could also be converted into a workshop.

Outside, the garden is one of the property's main attractions. Fully enclosed, tree-lined and meticulously maintained, it provides a pleasant, leafy setting around the house. The front fence, which has recently been redone, adds to the overall quality of the outdoor areas.

A terrace of approximately 20 m², opening onto the garden, offers a pleasant space for dining and relaxing on fine days.

The outbuildings are another advantage of the property. A second, separate garage complements the garage located in the basement. In addition, there is a fully renovated lean-to, which is tiled and fitted with electricity, as well as a solid-built shed. These various spaces offer plenty of possibilities for parking, storage, DIY projects or keeping items.

The house also features modern fittings: double-glazed PVC windows, electric...