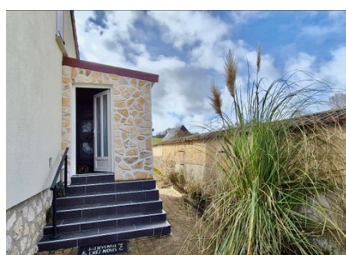
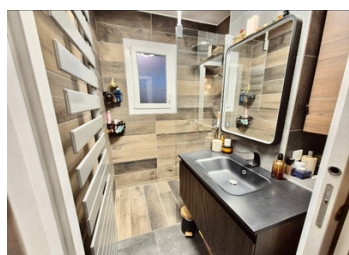
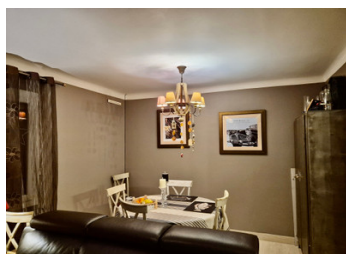


Renovated 2-bedroom house with a garden between Chartres and Rambouillet



INFORMATION

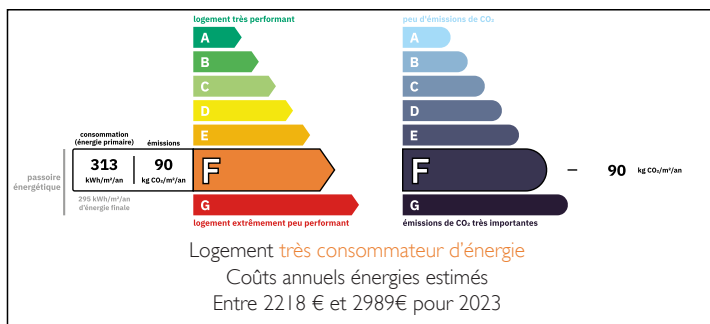
Town:	Bailleau-Armenonville
Department:	Eure-et-Loir
Bed:	2
Bath:	1
Floor:	55 m ²
Plot Size:	504 m ²



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.

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.



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...