



## Spacious Tranquil Home Pool,

28240, Eure-Et-Loire, Centre-Val De Loire

# €449,000

Ref: AF25295

\* 6 Beds \* 1 Bath \* 293m<sup>2</sup>

Located in a pretty hamlet of the Perche region is this spacious family home for sale offering 293m<sup>2</sup> of living space with a 40m<sup>2</sup> attached bungalow with independent access. Perfect for a gîte or large extended family (300Euros monthly rental possibility). Covered swimming pool. In a quiet area, this...

- DPE1: 165 DPE2: 23 Number of rooms: 8

## Property Description

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This home will appeal to you with its natural light, tranquility and proximity to services.

Marrying old charm and modern comforts, the ground floor of the house has an entrance hall (with storage cupboard) which serves a washroom, toilet, bedroom and laundry. Continuing on is the 54m<sup>2</sup> living room with wood burner in the fireplace, an 18m<sup>2</sup> sitting room and finally the 20m<sup>2</sup> fitted kitchen against the gable wall. These three rooms benefit from independent access to different outside terraces.

Upstairs and accessed from the kitchen are two rooms with sloping ceiling and a toilet. Ideal for a teenager's bedrooms for example.

The upstairs proper is accessed from the living room to the L of the building where a long corridor serves four bedrooms, one with walk-in wardrobe and accesses the bathroom. There is also a toilet.

The attached outbuildings include a wine cellar, heating boiler room, firewood storage, workshop and finally a barbecue area and a covered, gas-heated swimming pool and an old tennis court. At the end of the property is possibility to create a small horse farm as there is a box with water and electricity and a storage hangar. Finally there is a poultry shed, small vegetable patch and a well.

This stone constructed home has a tile roof, double glazing, gas central heating and is connected to the sewage mains. 1h40 from Paris, 45 mins from Dreux & Chartres and 30 mins from Nogent-le-Rotrou.

## Gallery

