



## Quiet Perche-style farmhouse,

28250, Eure-Et-Loire, Centre-Val De Loire

€479,000

Ref: AF25339

\* 3 Beds \* 1 Bath \* 187m<sup>2</sup>

Located in a rural and forest setting, 12 minutes from conveniences, at the end of a cul-de-sac but not isolated, this genuine Perche-style farmhouse has been restored sympathetically. With 187 m<sup>2</sup>, it has 3 bedrooms and diverse non-adjointing outbuildings for a total floor surface of 507 m<sup>2</sup>. The grounds...

- Number of rooms: 5

## Property Description

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Situated in the countryside, far from stress and disturbances, in the middle of fields under cultivation and clusters of forests, not isolated, 12 minutes from conveniences, this nice property is an excellent opportunity to set up and run again a business of raising goats for cheese that started 30 years ago. The current owner is going to retire in 2022 and sell his activity, allowing you to take over. A business with a high return. Or you can develop other activities, free of choice. Everything is possible.

The farmhouse is U-shaped and on grounds measuring 18,300 m<sup>2</sup>. The house is 187 m<sup>2</sup> and has been entirely restored.

The ground floor (159 m<sup>2</sup>) is composed of a nice 25 m<sup>2</sup> space for relaxing, followed by a lovely bright living room (63 m<sup>2</sup>) with 4-metre high ceilings, as well as a big open fireplace and a terracotta tiled floor. The fully-fitted kitchen measures 26 m<sup>2</sup>. The bathroom (11 m<sup>2</sup>) has a shower. The bedroom is 23 m<sup>2</sup> and the laundry room (10.81 m<sup>2</sup>) has a WC.

Upstairs, the landing measures more than 3 m<sup>2</sup> and gives onto two bedrooms (9 m<sup>2</sup> & 16 m<sup>2</sup>) with sloping ceilings and an attic that is suitable for conversion. It has a concrete floor and is reached from the outside of the house (interior staircase to be created).

Two nice non-adjointing barns with big metal doors (floor surface of 145 m<sup>2</sup>). Possibility to convert (nice exposed trussing). Opposite, in the 130 m<sup>2</sup> longhouse is a 54 m<sup>2</sup> processing room, an adjoining 25 m<sup>2</sup> office, a 16 m<sup>2</sup> store room and a 35 m<sup>2</sup> room.

A garage area with 3 loose boxes for horses (83 m<sup>2</sup>), a 19 m<sup>2</sup> workshop with a decorative fireplace.

A 100 m<sup>2</sup> agricultural hangar used for livestock can hold up to 100 goats. A space for milking (30 m<sup>2</sup>). Another hangar with high ceilings and wood cladding.

The farmhouse has undergone a lot of renovation: small regional tiles on the roofs (1400 m<sup>2</sup>), double joinery, central heating (wood-burning and oil-fired boiler).

Lovers of stone will adore this beautiful atypical restoration.

Individual drainage system.

Located in the National Park of the Perche; 12 min from the conveniences in Senonches; 23 min from the train station in La Loupe (line Le Mans - Paris Montparnasse).

## Gallery

