

Under offer, sector Bretoncelles. Charming percheronne farmhouse set in a hamlet with 2755m land.



INFORMATION

Town:	La Loupe
Department:	Eure-et-Loir
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	2755 m2

IN BRIEF

House for sale in the Perche National Park. Superb property and location 1 1/2 hrs Paris and 5m from Bretoncelles and La Loupe which has a train link to Paris.

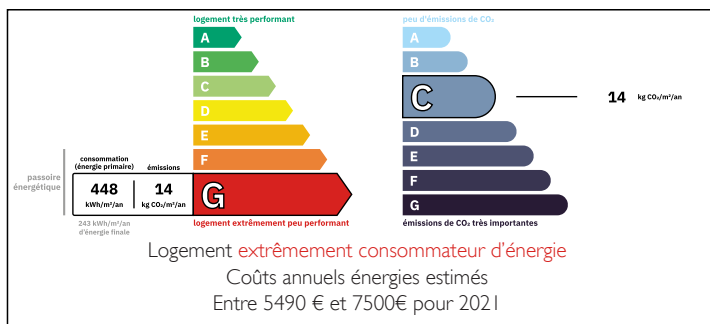
Located in a hamlet and not overlooked.

Authentic Perche stone property, 190m² of living space: 4 bedrooms, 2 bathrooms. 2755m² of gardens.

Some updating required, great potential.



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.



DESCRIPTION

Charming stone farmhouse with 190m² of living space comprising an entrance hall, sitting room with wood-burning stove in the fireplace, kitchen, dining room, storeroom, small sitting room, ground floor bedroom, bathroom, wc. First floor: landing, two bedrooms, study, bathroom, wc. Attic space.

Great potential and many authentic features.

Covered car parking, woodshed, workshop, old pig stabling.

Electric heating, wood-burning stove.

Set in 2755m² of gardens with fruit trees and lovely views over the countryside.

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

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

NOTES