

UNDER OFFER 1h30 Paris . Country estate, luxurious house with a guest cottage, set in 9 hectares, lake, pool...



INFORMATION

Town:	Montigny-le-Chartif
Department:	Eure-et-Loir
Bed:	10
Bath:	7
Floor:	630 m2
Plot Size:	92700 m2

IN BRIEF

Exceptional property, estate on the edge of the Perche National Parc, comprising two houses. Offering 630m² of living space (500m² + 130m²) Outbuilding, modern barn.

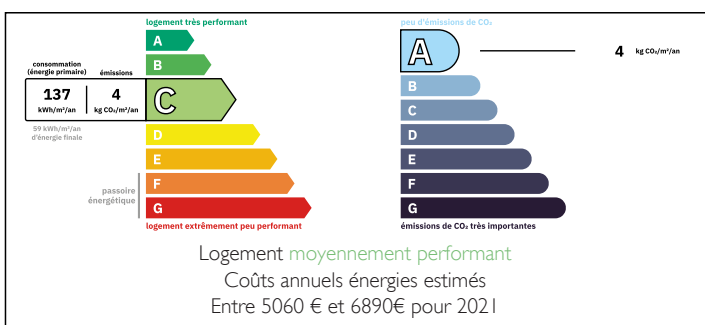
9 hectares of magnificent grounds, woodland, lake,
river, swimming pool...

Peaceful location with views.

Fully equipped for events, rentals with a semi-professional kitchen.



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:	5000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property and grounds are maintained to an exceptionally high standard.

Electric gate access, no neighbors, private estate of woodland, lake, landscaped grounds:

Comprising two houses:

A luxurious house, 500 m² of living space, comprising:

Main entrance, cloakroom, wc, 50m²

fitted kitchen, 28m²

dining room/billiard room, 33m²

television lounge/library, 25m²

large reception room with bar and fireplace, 114m²

second entrance hall with WC, shower and washbasin, 9m²

laundry room 15m²

large cellar,

utility room. 12m²

On the first floor:

A mezzanine study 17m²

Four bedrooms, (30, 19, 25, 29m²) three with shower, bath, washbasin and WC, (30, 12, 12m²) one with terrace. 58m²

Second floor

One bedroom with bathroom and wc, 17m² + 8m²

A mezzanine bedroom and wc. 17m²

The ground floor is geothermally heated, and first floor with radiators.

The guest cottage, 130m² of living space, comprising:

On the ground floor :

Entrance 9m²

lounge, 26m²

bathroom, wc 7m²

fitted kitchen, 14m²

bedroom 13m²

utility room 13m²

On the first floor:

Three bedrooms, (14, 11, 11m²)

Two bathrooms, one with toilet, 4, 4m²

An additional toilet,