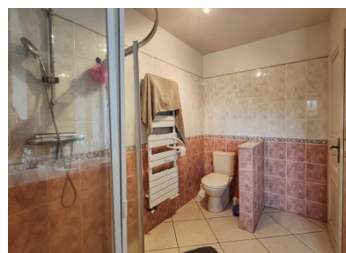
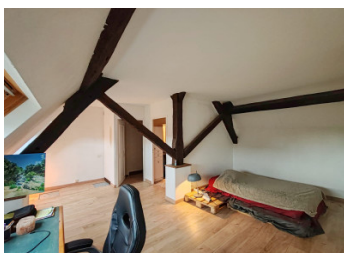


Charming home with 3 bedrooms, 2 bathrooms with garden in a calm and welcoming area.



## INFORMATION

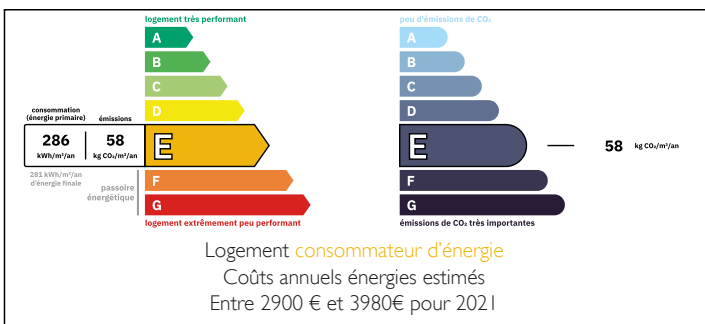
Town:	Villemaury
Department:	Eure-et-Loir
Bed:	3
Bath:	2
Floor:	108 m <sup>2</sup>
Plot Size:	667 m <sup>2</sup>



## IN BRIEF

Beautiful character home in a peaceful environment. 3 bedrooms, 2 bathrooms, a wine cellar, a garage that can welcome 2 cars, a front garden and back garden, with vegetable plot, small outbuilding, kennel and a terrace.

## 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

Come discover this charming home, offering many possibilities and a calm environment, on a 667m<sup>2</sup> plot of land, with lots of potential.

On the ground floor you will find :

- A living area (26m<sup>2</sup>) with dining space and living room. This room has double doors opening onto the garden at the front of the property as well as a door to the back garden.
- The kitchen (10m<sup>2</sup>) with a door to the front garden.
- A bathroom (6m<sup>2</sup>) with toilet, shower and sink.
- A first bedroom (11m<sup>2</sup>) with a window onto the garden at the back of the house.
- A second bedroom (17m<sup>2</sup>) with double doors onto the front garden. This room also has a trap door to a wine cellar.
- A utility room (7m<sup>2</sup>) with integrated cupboard.

Upstairs you will find :

- A large bedroom with office area (23m<sup>2</sup>).
- A bathroom (4m<sup>2</sup>) with toilet, sink and shower.
- A large space measuring 50m<sup>2</sup> to utilise, containing a room (8m<sup>2</sup>) currently used as a dressing room. This space is a blank canvas to welcome all your needs and inspirations.

Outside you will find :

- A large garage (37m<sup>2</sup>) that can welcome two cars and still have space to use as storage.
- A garden at the front of the property with a roofed terrace and a big 130 year old olive tree in its centre.
- A kennel.
- An outbuilding (15m<sup>2</sup>) divided into 2 boxes.
- A vegetable garden.

This property would be ideal for anyone in search of tranquility.

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Information...

## LOCAL TAXES

Taxe foncière:

**839 EUR**

## NOTES