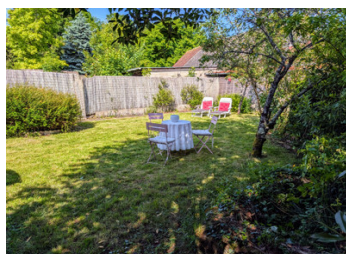


Village house, 15 m Nogent-le-Rotrou, in a quiet village setting. 135m of living space, workshop, garden....



INFORMATION

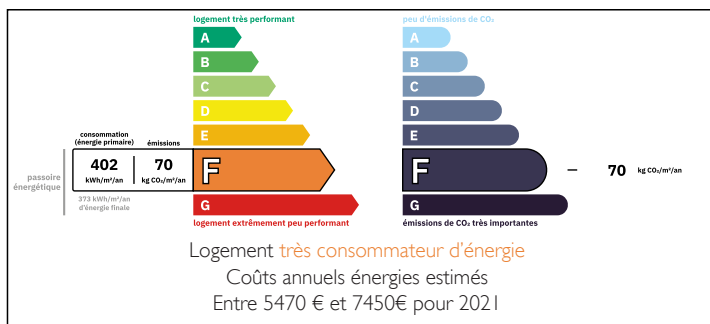
Town:	Beaumont-les-Autels
Department:	Eure-et-Loir
Bed:	2
Bath:	2
Floor:	135 m2
Plot Size:	300 m2



IN BRIEF

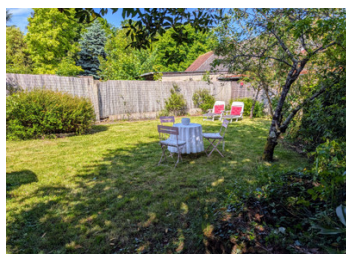
1h30 from Paris, 5mn from the A11 motorway. Village house in a quiet village, bathed in light, large rooms, high ceilings, and beautiful original features: staircase, fireplaces, beams and parquet flooring. Two large bedrooms, 54m² workshop, stone outbuilding and garden 300m².

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

Handsome village house bathed in light, featuring large rooms, high ceilings, and beautiful original features: staircase, fireplaces, beams and parquet flooring . Habitable, the property has been fitted with double-glazed windows and gas central heating. It comprises: Ground floor: entrance hall with staircase, living room with fireplace, living/dining room with fireplace, kitchen, shower room with WC, 54m² workshop with cathedral ceiling, and two vaulted cellars. First floor: landing, two large bedrooms, one with a shower room with WC. Second floor: attic. Gas central heating. Mains drainage. Bright and comfortable house, ideally located, close to some village shops, and parking just behind.

Adjoining stone barn

Garden of approximately 300m²

In the heart of the village, peaceful setting.

Station for Paris at Nogent le Rotrou (15minutes drive)

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

NOTES