

Stunning country house with gîtes, beautiful private gardens, heated swimming pool and pond, easy access Paris



## INFORMATION

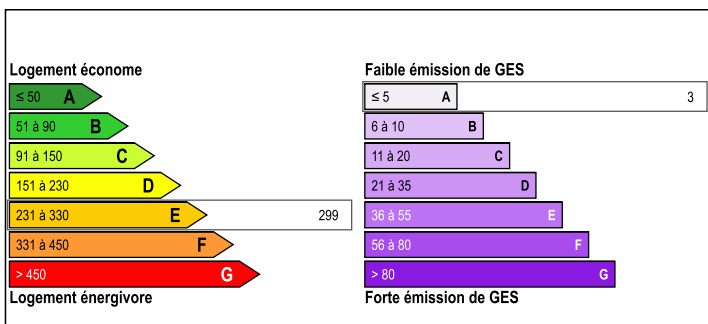
Town:	Beauche
Department:	Eure-et-Loir
Bed:	5
Bath:	2
Floor:	199 m2
Plot Size:	4780 m2



## IN BRIEF

Set in a peaceful countryside setting, this charming property comprises a characterful main house, a separate gîte, and several attractive outbuildings arranged around a spacious covered courtyard. With additional guest accommodation, a swimming pool, two ponds, and excellent potential for further conversion, the property offers an ideal opportunity for family living or those seeking income potential. Situated just a short drive from Vermeuil-sur-Avre with direct train to Paris.

## ENERGY - DPE



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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

This delightful countryside property offers a beautiful main house, a separate gîte, and several charming outbuildings, all set around a spacious covered courtyard in a peaceful rural setting.

The main house welcomes you with an entrance hall (6 m<sup>2</sup>) leading to a well-sized 20 m<sup>2</sup> kitchen and a warm 25 m<sup>2</sup> living room featuring a fireplace insert, perfect for cosy evenings. The ground floor also includes a dressing room (10 m<sup>2</sup>) and a bathroom (8 m<sup>2</sup>).

Upstairs, a bright landing leads to a small office (6 m<sup>2</sup>), a toilet with washbasin, and two comfortable bedrooms of around 12 m<sup>2</sup> each. The house benefits throughout from double-glazed windows.

The separate gîte provides an ideal space for guests or holiday rental. It features a pleasant veranda with a four-burner stove, a 16 m<sup>2</sup> fitted kitchen, and a welcoming 20 m<sup>2</sup> living room with a built-in fireplace. On the first floor are three bedrooms (10–12 m<sup>2</sup>), along with a bathroom fitted with a shower, washbasin, and toilet. The gîte is equipped with electric heating and double glazing.

Connecting the two houses is a large 60 m<sup>2</sup> covered courtyard, creating a sheltered outdoor living area. Adjoining this is a 60 m<sup>2</sup> building with an upper floor covering the entire surface, already fitted with double glazing, insulation, and a bathroom with shower and WC. This space offers excellent potential to create additional accommodation or a workshop.

The property also includes several charming outbuildings:

A 25 m<sup>2</sup> guest house with lounge area, living room with fireplace...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES