

Peaceful 5 bedroom house in small hamlet of commune of Yèvres, access to Loire valley and its chateaux



INFORMATION

Town:	Châteaudun
Department:	Eure-et-Loir
Bed:	4
Bath:	2
Floor:	211 m ²
Plot Size:	1560 m ²



IN BRIEF

Set in peaceful surroundings in the heart of the commune of Yèvres, this beautiful country house combines authenticity, comfort and practicality.

A house full of potential, ideal as a main or second home, for lovers of nature and peace and quiet, while remaining close to amenities.

On the ground floor, you'll find :

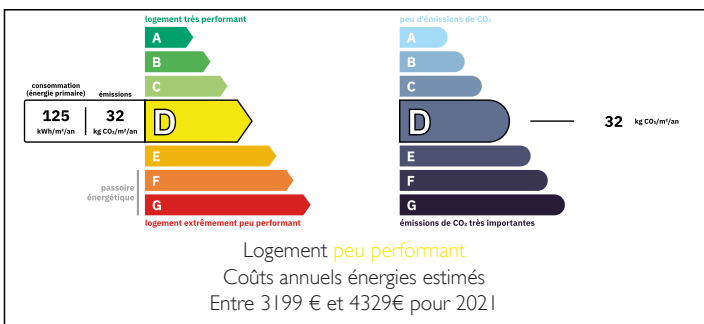
A welcoming entrance hall

A cosy living room with fireplace, ideal for winter evenings

An adjoining office space, perfect for teleworking or reading

A functional kitchen and utility room

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.

dressing room

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Three bright bedrooms, ideal for the whole family



DESCRIPTION

Outside :

Enclosed grounds planted with trees, perfect for children or pets

Covered tiled terrace to enjoy outdoor meals in all seasons

Detached garage

Small pond, adding a touch of charm to the garden

Adjoining cellar/workshop, ideal for storage or wine lovers

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

LOCAL TAXES

Taxe foncière: 1862 EUR

Taxe habitation: EUR

NOTES