

Spacious Country House with Bucolic Garden near Lyons Forest

EXCLUSIVE



INFORMATION

Town:	Fleury-la-Forêt
Department:	Eure
Bed:	6
Bath:	3
Floor:	245 m ²
Plot Size:	8028 m ²

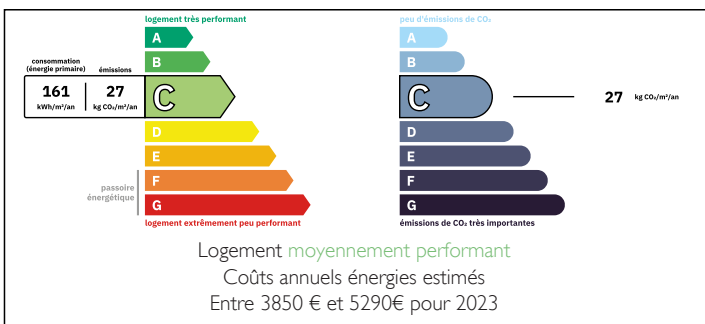
IN BRIEF

Just steps away from the Lyons Forest, in a calm and preserved natural setting, discover this 245 m² property set within a rare plot of over 8,000 m², surrounded by fields and nature.**

Here, the lifestyle truly makes the difference. An open setting with sweeping views, offering a genuine sense of space, fresh air and tranquillity, while remaining easily accessible from Paris.

With its numerous bedrooms, the house is perfectly suited to family living, those who enjoy hosting, or anyone with a project in mind. Space and natural light are generously present throughout.

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

****A remarkable plot****

The plot, a true highlight of the property, extends over 8,028 m² with complete privacy and no overlooking neighbours. It features a beautifully landscaped and mature garden, structured yet vibrant, along with a meadow of approximately 2,700 m² offering lovely open views.

It also benefits from a natural spring and pond, as well as a wide variety of fruit trees (apple, pear, cherry, kiwi, mirabelle plum, quince, plum...).

A dedicated vegetable garden area is already in place, along with a chicken coop.

Two outbuildings/workshops complete the ensemble.

This expansive garden is particularly appealing thanks to its relaxation areas and mature trees. It provides a natural setting ideal for summer dining, children's play, or quiet contemplation.

A rich and established natural environment, full of character and almost self-sufficient in feel.

The land also easily accommodates the possibility of installing a swimming pool, creating a tennis court, or developing additional leisure or reception spaces.

****The house****

The house offers comfortable, light-filled volumes, perfectly suited to family living or hosting:

- * 6 bedrooms, including 2 on the ground floor
- * Spacious to very spacious bedrooms
- * Two living areas, one of which is dedicated to a home cinema
- * Two kitchens, including a large, welcoming kitchen ideal for entertaining
- * 3 bathrooms
- * A large separate walk-in dressing room, with connections planned for a wellness space (sauna)

LOCAL TAXES

Taxe foncière: 1 500 EUR

NOTES