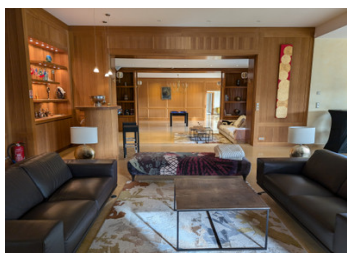
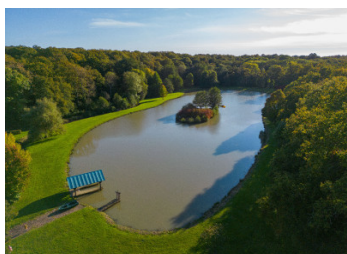


UNDER OFFER 1h30 Paris . Country estate, luxurious house with a guest cottage, set in 9 hectares, lake, pool...



## INFORMATION

Town:	Montigny-le-Chartif
Department:	Eure-et-Loir
Bed:	10
Bath:	7
Floor:	630 m2
Plot Size:	92700 m2

## IN BRIEF

Exceptional property, estate on the edge of the Perche National Parc, comprising two houses. Offering 630m<sup>2</sup> of living space (500m<sup>2</sup> + 130m<sup>2</sup>)

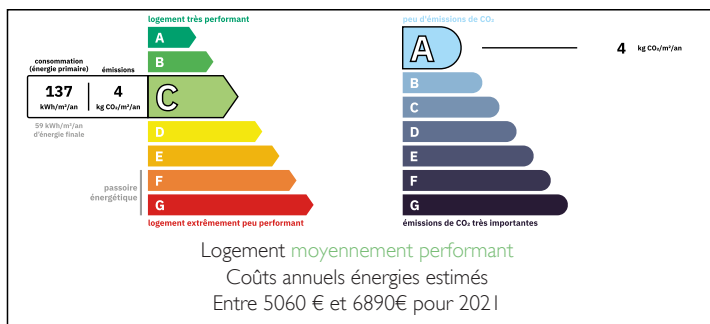
Outbuilding, modern barn.

9 hectares of magnificent grounds, woodland, lake, river, swimming pool...

Peaceful location with views.

Fully equipped for events, rentals with a semi-professional kitchen.

## 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.



## LOCAL TAXES

Taxe foncière:	5000 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The property and grounds are maintained to an exceptionally high standard.

Electric gate access, no neighbors, private estate of woodland, lake, landscaped grounds:

Comprising two houses:

A luxurious house, 500 m<sup>2</sup> of living space, comprising:

Main entrance, cloakroom, wc, 50m<sup>2</sup>

fitted kitchen, 28m<sup>2</sup>

dining room/billiard room, 33m<sup>2</sup>

television lounge/library, 25m<sup>2</sup>

large reception room with bar and fireplace, 114m<sup>2</sup>

second entrance hall with WC, shower and washbasin, 9m<sup>2</sup>

laundry room 15m<sup>2</sup>

large cellar,

utility room. 12m<sup>2</sup>

On the first floor:

A mezzanine study 17m<sup>2</sup>

Four bedrooms, (30, 19, 25, 29m<sup>2</sup>) three with shower, bath, washbasin and WC, (30, 12, 12m<sup>2</sup>) one with terrace. 58m<sup>2</sup>

Second floor

One bedroom with bathroom and wc, 17m<sup>2</sup> + 8m<sup>2</sup>

A mezzanine bedroom and wc. 17m<sup>2</sup>

The ground floor is geothermally heated, and first floor with radiators.

The guest cottage, 130m<sup>2</sup> of living space, comprising:

On the ground floor :

Entrance 9m<sup>2</sup>

lounge, 26m<sup>2</sup>

bathroom, wc 7m<sup>2</sup>

fitted kitchen, 14m<sup>2</sup>

bedroom 13m<sup>2</sup>

utility room 13m<sup>2</sup>

On the first floor:

Three bedrooms, (14, 11, 11m<sup>2</sup>)

Two bathrooms, one with toilet, 4, 4m<sup>2</sup>

An additional toilet,