

Spacious home with large garden, outbuildings and swimming pool.



## INFORMATION

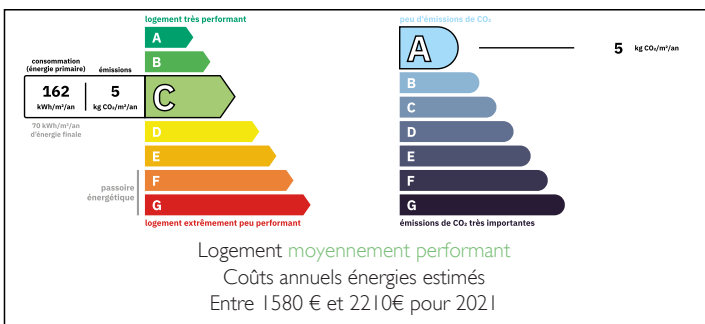
Town:	Couëtron-au-Perche
Department:	Loir-et-Cher
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	10153 m2

## IN BRIEF

Lovely bright home of 180m2, with 4 bedrooms and 3 bathrooms. Great property for a family looking for tranquility and space in an isolate area. With spacious reception rooms, a large garden of over a hectare and circular swimming pool in its centre, this place offers wonderful potential.

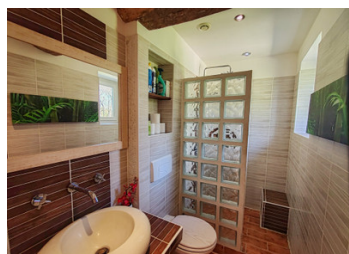


## ENERGY - DPE



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

### HOUSE :

Ground floor :

- Kitchen (29m<sup>2</sup>).
- Hall (12m<sup>2</sup>) where the stairs to the first floor are.
- Dining room (27m<sup>2</sup>) with bar.
- Living room (41m<sup>2</sup>).

These rooms are as spacious as they are bright, with many windows and doors to the front of the house, facing south.

- Utility room (4m<sup>2</sup>).
- Bathroom (5m<sup>2</sup>) very useful when exiting the pool.

### Upstairs :

- Hallway (9m<sup>2</sup>) with multiple integrated storage cupboards.
- 4 bedrooms (9m<sup>2</sup> (with 10m<sup>2</sup> dressing room), 10m<sup>2</sup> (including en-suite bathroom), 7m<sup>2</sup> and 13.5m<sup>2</sup>).
- Bathroom (4m<sup>2</sup>).

### OUTBUILDINGS :

- Pool service room and storage.
- Garage (77.5m<sup>2</sup>).

### OUTSIDE :

- Gravel car park for up to 3 vehicles.
- Circular swimming pool (6.4m diameter).
- Vegetable patch.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The whole on over a hectare of land with a multitude of fruit trees and flowers.

This property would be ideal for a big family.

Electric radiator heating + reversable air conditioning.

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