

House of character with 3 bedrooms, 2 bathrooms in a calm and welcoming area.

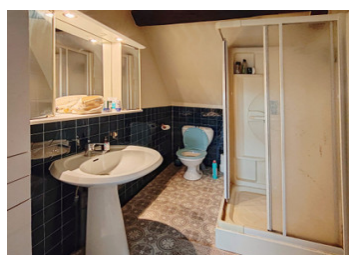


INFORMATION

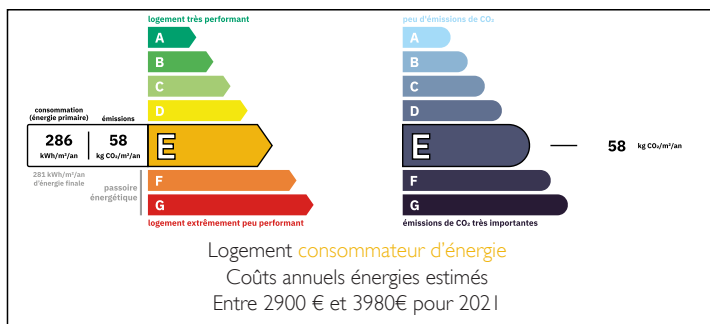
Town:	Villemaury
Department:	Eure-et-Loir
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	667 m2

IN BRIEF

Beautiful cosy home in a peaceful environment. 3 bedrooms, 2 bathrooms, a wine cellar, a garage, spacious garden with vegetable plot, small outbuilding, kennel and a terrace.



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

Charming house with spacious rooms on a 667m2 plot of land.

Ground floor :

- Living area (26m2) with dining space and living room. This room has double doors opening onto the garden at the front of the property as well as a door to the back garden.
- Kitchen (10m2) with a door to the front garden.
- Bathroom (6m2) with toilet, shower and sink.
- Bedroom (11m2) currently used as a gym.
- Bedroom (17m2) with double doors onto the front garden. This room has a trap door to a wine cellar.
- Utility room (7m2) with integrated cupboard.

Upstairs :

- Big bedroom with office area (23m2).
- Bathroom (4m2) with toilet, sink and shower.
- 50m2 that could add floor footage to the house, containing a room (8m2) currently used as a dressing room.

Outside :

- Large garage (37m2) that can hold two cars plus storage.
- Garden at the front of the property with roofed terrace and a big olive tree (130 years old) in its centre.
- Kennel.
- Outbuilding (15m2) divided into 2 boxes.
- Vegetable garden.

This property would be ideal for someone in search of comfort and tranquility.

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

LOCAL TAXES

Taxe foncière: **839 EUR**

Taxe habitation: **EUR**

NOTES