

Village house, 15 m Nogent-le-Rotrou, in a quiet village setting. 135m of living space, workshop, garden....

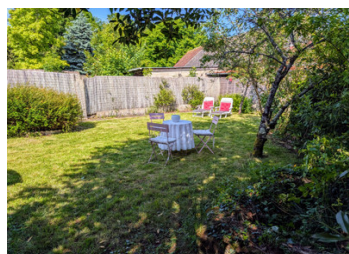


## INFORMATION

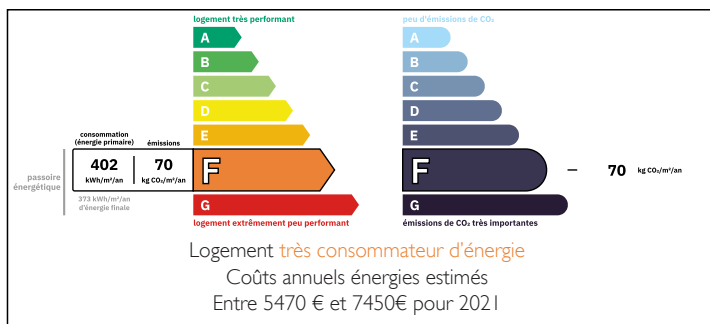
Town:	Beaumont-les-Autels
Department:	Eure-et-Loir
Bed:	2
Bath:	2
Floor:	135 m2
Plot Size:	300 m2

## IN BRIEF

1h30 from Paris, 5mn from the A11 motorway. Village house in a quiet village, bathed in light, large rooms, high ceilings, and beautiful original features: staircase, fireplaces, beams and parquet flooring. Two large bedrooms, 54m<sup>2</sup> workshop, stone outbuilding and garden 300m<sup>2</sup>.

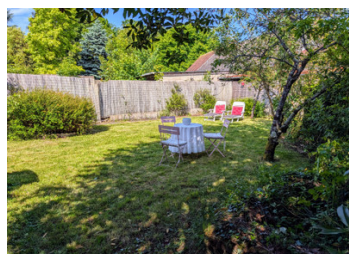


## ENERGY - DPE



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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 habitation: EUR

## DESCRIPTION

Handsome village house bathed in light, featuring large rooms, high ceilings, and beautiful original features: staircase, fireplaces, beams and parquet flooring . Habitable, the property has been fitted with double-glazed windows and gas central heating. It comprises: Ground floor: entrance hall with staircase, living room with fireplace, living/dining room with fireplace, kitchen, shower room with WC, 54m<sup>2</sup> workshop with cathedral ceiling, and two vaulted cellars. First floor: landing, two large bedrooms, one with a shower room with WC. Second floor: attic. Gas central heating. Mains drainage. Bright and comfortable house, ideally located, close to some village shops, and parking just behind.

Adjoining stone barn

Garden of approximately 300m<sup>2</sup>

In the heart of the village, peaceful setting.

Station for Paris at Nogent le Rotrou (15minutes drive)

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

## NOTES