

Beautiful farm with gites on a plot of 4780 m with heated swimming pool and pond

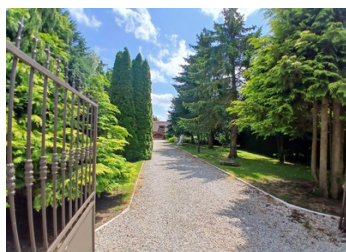


INFORMATION

Town:	Beauche
Department:	Eure-et-Loir
Bed:	5
Bath:	2
Floor:	199 m2
Plot Size:	4780 m2

IN BRIEF

Beautiful farm with gites on a plot of 4780 m² with heated swimming pool and pond.



ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50	A	≤ 5	A
51 à 90	B	6 à 10	B
91 à 150	C	11 à 20	C
151 à 230	D	21 à 35	D
231 à 330	E	36 à 55	E
331 à 450	F	56 à 80	F
> 450	G	> 80	G
Logement énergivore		Forte émission de GES	

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 habitation: EUR

NOTES

DESCRIPTION

The property comprises a beautiful farmhouse, with a ground floor entrance hall of 6m², a 20m² kitchen, a 25m² living room with a fireplace insert, a 10m² dressing room, and an 8m² bathroom.

The first floor comprises a landing (10m²), a 6m² office, a toilet with a sink and two 12m² bedrooms. All windows are double-glazed.

The gîte comprises a veranda with a four-burner stove, a 16 m² fitted kitchen, and a 20 m² living room with a built-in fireplace. On the first floor are three bedrooms of 10 to 12 m² each, a bathroom with a shower, sink, and toilet, electric heating, and double glazing.

Préau 60 m² liaison avec les 2 maisons. 60 m² au sol avec étage sur toute la surface. Salle de bain avec douche balnés, WC. Fenêtres double vitrage. Isolation.

Aménageable possibilité de faire un logement.

Maison d'amis 25 m² avec salon, séjour avec cheminée-insert, cuisine équipée, mezzanine et fenêtre double vitrage.

Four à pain 15 m².

Bâtiment indépendant 20 m² avec cheminée.

Piscine 8 x 4 m avec pompe à chaleur couverte.

2 mares

Toitures avec tuiles plates de pays.

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