



## Period Property in Rural Village



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 447,000

#### Standort

Land:	Frankreich
Postleitzahl:	27640
Veröffentlicht:	29.04.2024
Beschreibung:	

Welcome to the old school of our village which still has its bell tower to ring the start of the school year. It has become a house which offers typical architecture from 1865, vaulted brick slab, spacious and bright rooms, high ceilings of 4m, very high windows with through light.

An authentic and unique property, rare for sale on the Eure Valley market, 1 hour from Paris Main characteristics: Period house with its two-leaf entrance door at the top of the steps, - A beautiful star-shaped entrance which leads to the courtyard rooms and the kitchen office.

- A large ceiling height of 4 meters allowing a layout with a habitable mezzanine.
- The courtyard adjoining the house, transformed into an extension, accommodates the laundry room, workshop/playroom, 2 large bedrooms with bathroom.
- Upstairs, two bedrooms with windows overlooking the garden and a large bathroom/WC which has east-facing windows, bathed in morning sun.

A cellar, with vaulted brick and clay ceiling: - 120 m2 compartmentalized, earth floor A workshop and its shelter, land register.



A plot of land with a surface area of 2224 m<sup>2</sup> planted with lime trees from the schoolyard disappearing under a carpet of greenery.

The land is suitable for swimming pools and can be built on. The soil and sunshine are good enough to create your vegetable garden and pleasure garden while leaving room for family reunions and outdoor games.

In summary: A residence which has had its hour of glory for more than a century, offers you the unique opportunity to own an atypical property in the town centre of a village in the Valley of the 'Eure, between Pacy-sur-Eure and Anet, it is ideal for those who love volumes, the tranquility of a large garden and a privileged environment: primary and secondary residence, for your family as well as for your guests (seasonal rental very popular) Natural light, reassuring walls, feeling of space and very good acoustics, this place is ideal for developing artistic or well-being activities.

**DON'T DELAY**, take the chance to acquire a unique property.

The department of Eure is in Upper Normandy, in the north of France and offers some of the best links from the UK. Its name comes from the river which runs through it.

The area boasts wonderful natural landscapes as well as a cultural heritage. Nature lovers will love the area and the local people are committed to the protection of the environment, in which agriculture plays an important role in the department's economy.

Places to visit would be Chateau-Gaillard (there are another 5 or 6 chateaux to discover) and Pointe de la Roque, as well as the gorgeous scenery (forest, countryside, plains and valleys). The towns are also full of charm and character.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Zustand: Gut

## **Allgemein**

Schlafzimmer: 4  
Badezimmer: 2  
Grundstücksgröße: 2224 m<sup>2</sup>

## **Gebäudedetails**

Außen-Ausstattung: Pool

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX5.694.783

