

Charming country house in a peaceful hamlet, 125km from Paris. Acre gardens.



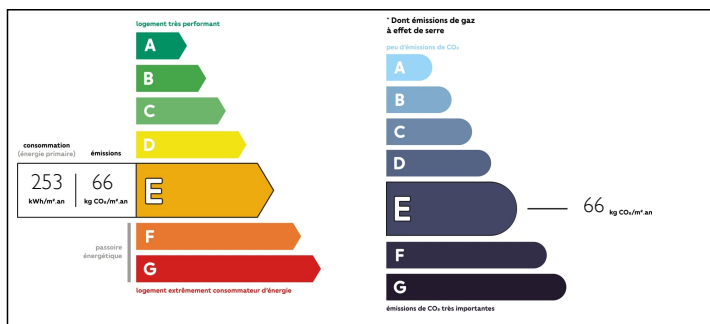
INFORMATION

Town:	Le Mesnil-Thomas
Department:	Eure-et-Loir
Bed:	4
Bath:	3
Floor:	130 m2
Plot Size:	4425 m2

IN BRIEF

Renovated and well maintained country residence with 4 bedrooms, of which two are ground floor, and a large open plan reception room, separate galley kitchen, many original features such as fireplace, beams. Pretty garden with pond, mature trees and hedges. Wooden outbuilding - garage, workshop. In total an acre of land. Located just 1 1/2 hrs from Paris in a peaceful spot in a country hamlet. Shops at Senonches just 5m away.

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

Country home located in a hamlet just 1 ½ hrs to Paris by road and rail. Amenities 5m at Senonches. The property has plenty of charm both inside and out, with pretty gardens with many mature trees. The accommodation includes : Large open plan living/dining room with feature fireplace, oak beams. Galley kitchen, cellar, utility area. Two large ground floor bedrooms. A bathroom with wc, shower room with wc. A study/ third ground floor bedroom. Upstairs: two bedrooms, shower room and wc. There is a large wooden outbuilding for storage /workshop and garage. Total plot 4425m² with mature trees and lawns and a pond.

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

NOTES