

Perche, Senonches. Peaceful central location. Elegant 19th century townhouse, outbuildings and walled garden.

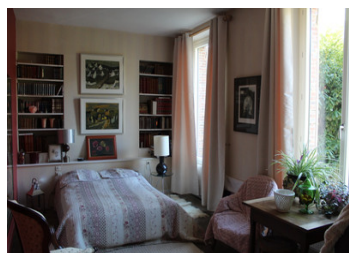


## INFORMATION

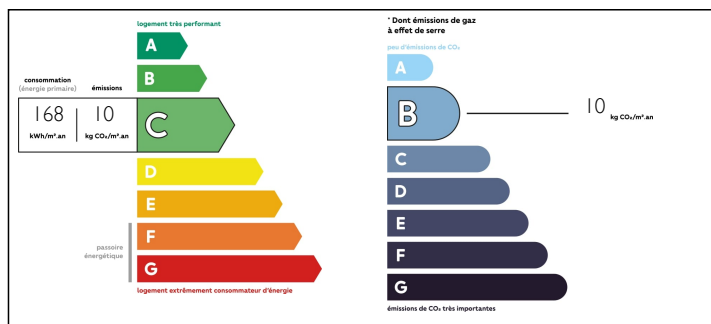
Town:	Senonches
Department:	Eure-et-Loir
Bed:	6
Bath:	3
Floor:	280 m2
Plot Size:	1296 m2

## IN BRIEF

Perche National Park. Beautifully restored house, retaining many original features - 6 bedrooms and 3 bathrooms, annex/outbuilding to renovate. This offers good business potential or an elegant private residence. Centre of town peaceful location.



## 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.



## LOCAL TAXES

**Taxe foncière: 1850 EUR**

## NOTES

## DESCRIPTION

Ground floor: Entrance hall with original floor tiles , (beautiful staircase to the first and second floors) leading to: Dining room with fireplace and double doors to the salon also with fireplace, fitted kitchen with breakfast room area and wood burning insert, bedroom, bathroom with wc.

First floor : landing leading to four double bedrooms, a bathroom, shower room, wc.

Large attic converted to large open plan space of 83m<sup>2</sup>.

Vaulted cellars.

Very good condition with the benefit of mains drainage, ecological heating, roof in good condition, double glazing, and alarm system.

Outbuilding across the courtyard: ground floor : garages, workshop, boiler room/laundry room/ upstairs 4 rooms to renovate. Double glazing.

Wood store and a further storage room.

Gated and walled grounds 1296 m<sup>2</sup> mature garden - lawns, mature shrubs and trees, parking space for numerous cars.

Senonches has all amenities and a weekly market, with the wonderful forest next to the town.

1h30 Paris.

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