

Holiday cottage in the Perche View of woodland and animals and a lake 1 minute's walk away Small budget



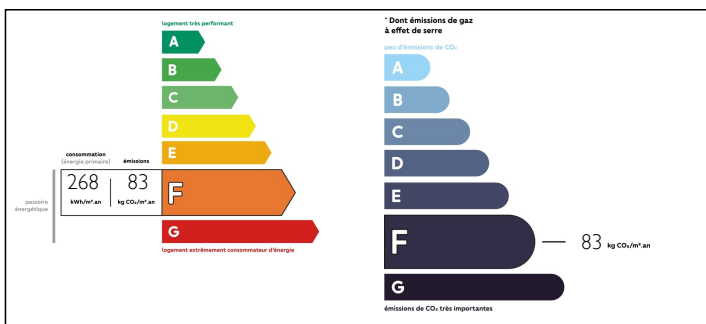
INFORMATION

Town:	Cloyes-sur-le-Loir
Department:	Eure-et-Loir
Bed:	3
Bath:	2
Floor:	76 m ²
Plot Size:	295 m ²

IN BRIEF

Superb setting in the countryside in the centre of this small, peaceful town & you have the option of buying the whole house 295m² on the ground. Don't dream any longer about your second or main home, it's waiting for you! Magnificent view from your windows over a meadow with donkeys and wooded nature environment with a lake 1 minute walk. Attractive 76 m² semi-detached house in a town in the Loir et Cher between the Perche and Braye valleys, 20 minutes from Vendôme. Postal code 41270) Ask for our many photos and our 360° virtual tour. You can also buy the adjoining house on the street side!

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: 530 EUR

NOTES

DESCRIPTION

You also have the possibility of purchasing the adjoining house on the street side!

Cumulative total 450m² Land area Floor area of the building 192m².

192 m².

Ask for photos + more info on bruno.debain@leggett.fr

Pretty enclosed garden with wooden shed and view of meadows with donkeys

Small semi-detached house of 75m² without work and immediately habitable or it has been recently renovated by the owner (paint, flooring, wallpaper, etc.).

This pretty 1950s/1960s house has a lovely hidden gem.

It is located in the centre of a town with all small shops within walking distance and is quiet, despite the road that runs alongside this village house.

It comprises 3 bedrooms on the first floor, 1 bright living room with a fireplace and views over the garden. Kitchen with farmhouse door, 1 WC, boiler room, cellar with inside/outside access, 1 garage with oil tank.

Oil-fired heating, electric shutters

International : plane 65.7km

National : 24.8km

Road network :

Motorway: 21.4km

National road: 13.7km

Hypermarket: 17.3km

Supermarket: 7.8km

DIY store: 468m

Hospital: 19.4km

Pharmacy: 281m

Analysis laboratory: 19.1km

Maternity clinic: 27.2km

General practitioner: 82m

Specialist: 10km

Dentist: 12.7km

Veterinary surgeon: 13.5km

Information about risks to which this property is exposed is available on the Géorisques website :