

country house in the Perche 41270 Quiet location with no neighbours Ideal as a second home, 1 h 30 from Paris



## INFORMATION

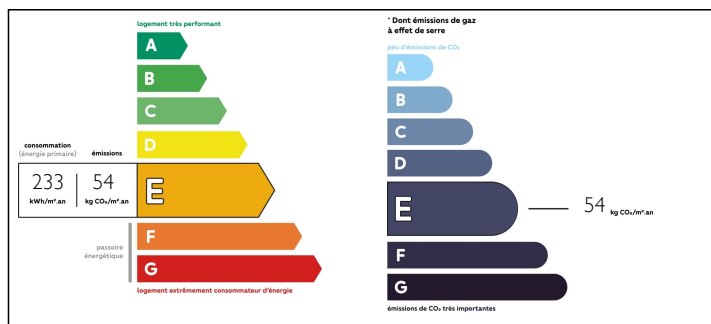
Town:	Droué
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2947 m2



## IN BRIEF

Superb house in the Perche(41000 in La Fontenelle 5 minutes from Droué & 20 minutes from Vendôme Châteaudun and Cloyes 25 minutes away Ideal as a second home in the middle of fields and in a peaceful setting. South-facing with outbuildings and a well Potential to renovate the small cottage for you or your teenagers (currently not habitable) Ask for my many photos and 360° virtual tour Completely restored house with 2 bedrooms on the ground floor and 1 upstairs on a mezzanine, a cathedral lounge and a kitchen with a view of the terrace.

## 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: 741 EUR

Taxe habitation: 604 EUR

## NOTES

## DESCRIPTION

Lovely house completely restored by the owners  
This is currently an ideal second home for your holidays or a main residence.

This house has a surface area of;

It comprises; A glazed entrance hall with door, a corridor with access, bedroom with terrace view to the south/west, kitchen, 1 shower room with 1 washbasin and 1 separate WC, access to the boiler room (cellar, storeroom).3 bedrooms including one on the 1st floor & 1 mezzanine 'landing

1 kitchenette with access to the terrace, 1 Cathedral lounge with 1 closed hearth fireplace.

The surface area of the land is 2947m<sup>2</sup>, fully enclosed.

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