

## Charming 3-bedroom flat in the historic district of Chartres, 126 m with private parking

EXCLUSIVE



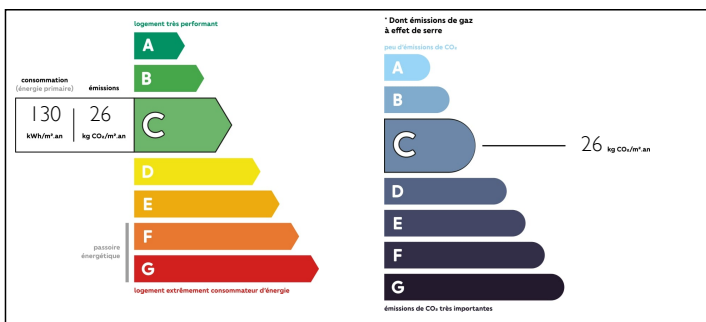
## INFORMATION

Town:	Chartres
Department:	Eure-et-Loir
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	0 m2

## IN BRIEF

Discover the privilege of living in a place steeped in history in the heart of Chartres in this magnificent flat of around 127m2 right in the centre of town. The generous volumes and high ceilings in the main rooms give this flat a unique atmosphere, comprising a vast entrance hall, a 47m2 living room with fireplace and adjoining storeroom, a master suite comprising an 18m2 bedroom, bathroom with bath and wc and storage space, a second bedroom, a third bedroom or an office, a fully-equipped kitchen with an interior glass roof, and a shower room with shower and wc. Ideally located in the immediate vicinity of all shops and amenities, the flat has recently benefited from a complete renovation, as well as the refurbishment of the facades with the approval and compliments of the Architect of the BDF. A private car parking with electric recharging facilities completes the property.

## 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.



## NOTES

## DESCRIPTION

This flat occupies the entire first floor of an 18th-century residence. Fans of wood features such as wainscoting, exposed beams, half-timbered walls and solid oak parquet flooring will be captivated by the authenticity and charm of this interior.

- A living room around 47 m2 with fireplace and high ceilings
- A master suite comprising of a bedroom around 18 m2, a bathroom with bath and wc and storage space
- A bedroom of around 10m2
- A bedroom or An office around 16 m2

We are delighted to present this exceptional property, which combines old-world charm with contemporary elegance. Equipped with a connected system, this flat offers modern features such as lighting, shading and heating, as well as intruder, flood and fall detectors for maximum peace of mind. The flat has recently benefited from a complete renovation, eliminating the need for any works. The restoration of the building's facades has just been completed thanks to the support of the Fondation du Patrimoine, with the approval and compliments of the Architecte des Bâtiments de France. A private car park with electric recharging facilities completes the property.

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Co-owned building of 15 units  
Provisional annual charges: 2240€

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