



IH30 PARIS . COUNTRY ESTATE, PERCHE,
LUXURIOUS HOUSE WITH A GUEST COTTAGE,
SET IN 9 HECTARES, LAKE AND POOL...

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ESTATE, PERCHE,
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A GUEST COTTAGE, SET IN
9 HECTARES, LAKE A...



PROPERTY FACT FILE

REFERENCE	A35077E128
PRICE	€ 1,670,000 £ 1,382,092* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	7
ACCOMMODATION	630 m ²
LAND	92700 m ²
TOWN	Montigny-le-Chartif
DEPARTMENT	Eure_et_Loir
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

*Price based on current exchange rate which is subject to change



- IH30 Paris
- Lake
- Peaceful location
- Isolated
- Fully equipped for events

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Exceptional property, estate on the edge of the Perche National Parc, comprising two houses. Offering 630m² of living space (500m² + 130m²)

Outbuilding, modern barn.

9 hectares of magnificent grounds, woodland, lake, river, swimming

DESCRIPTIF

The property and grounds are maintained to an exceptionally high standard.

Electric gate access, no neighbors, private estate of woodland, lake, landscaped grounds:

Comprising two houses:

A luxurious house, 500 m² of living space, comprising:

Main entrance, cloakroom, wc, 50m²

fitted kitchen, 28m²

dining room/billiard room, 33m²

television lounge/library, 25m²

large reception room with bar and fireplace, 114m²

second entrance hall with WC, shower and washbasin, 9m²

laundry room 15m²

large cellar,

utility room. 12m²

On the first floor:

A mezzanine study 17m²

Four bedrooms,(30, 19, 25,29m²) three with shower, bath, washbasin and WC, (30,12,12m²)one with terrace. 58m²

Second floor

One bedroom with bathroom and wc, 17m² + 8m²

A mezzanine bedroom and wc. 17m²

The ground floor is geothermally heated, and first floor with radiators.

The guest cottage, 130m² of living space, comprising:

On the ground floor :

Entrance 9m²

lounge, 26m²

bathroom, wc 7m²

fitted kitchen, 14m²

bedroom 13m²

utility room 13m²

On the first floor:

Three bedrooms, (14,11,11m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35077E128>

COMPLETE FILE AND PHOTO ON REQUEST

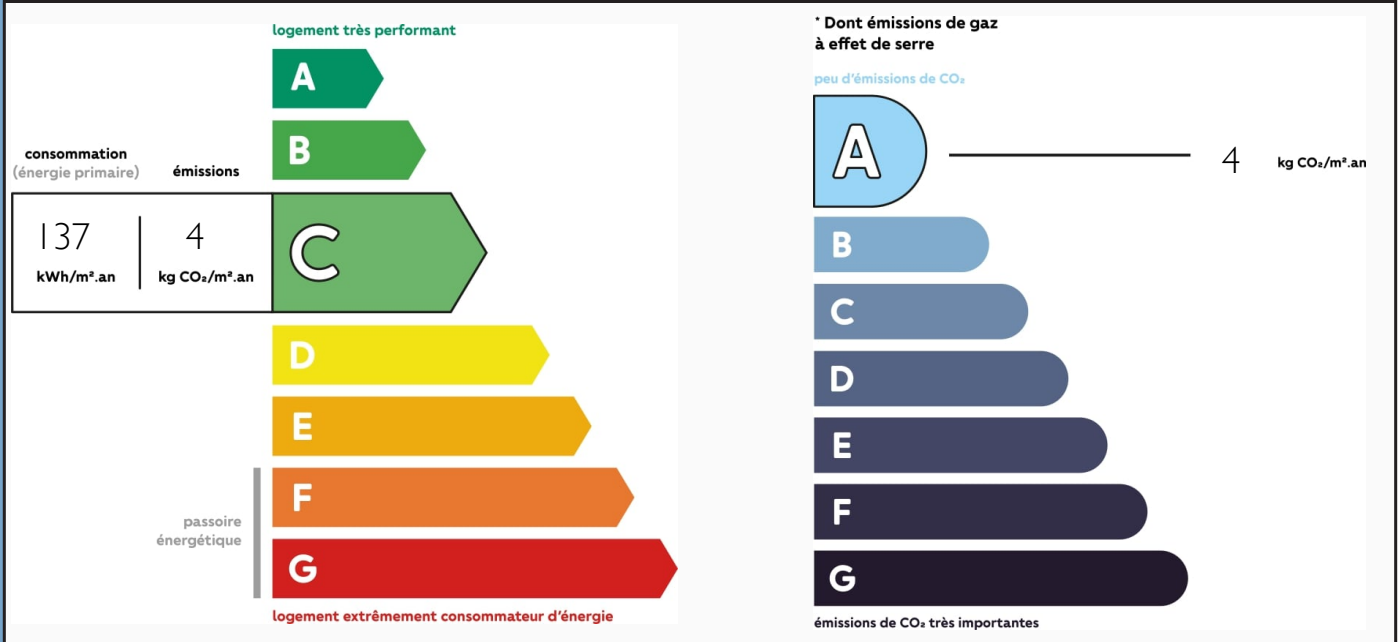


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST



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