



## House

PUISEAUX (45)

**439 000 €\***

\* Agency fees to be paid by the seller



297 m<sup>2</sup>



10 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Exclusivity for this beautiful property with a Provençal feel, a few minutes from the shops of Puisseaux, less than 15 minutes from Buthiers, 25 minutes from the A6 and Milly la Forêt. Go through the gate, and the charm begins! The residence is made up of a first dwelling of approx. 197m<sup>2</sup> in stone renovated with quality materials and aluminum frames and composed on the ground floor of an entrance, giving access on one side to the master suite of 26m<sup>2</sup> and its bathroom of 13m<sup>2</sup> with access to the large SOUTH-facing terrace, and on the other side to the 25m<sup>2</sup> living room bathed in light. Here you enjoy an open or closed fireplace, in a cozy atmosphere thanks to the wooden flooring. The visit continues towards the 32m<sup>2</sup> tiled veranda, heated, insulated and completely integrated into the house through its wooden frame and glass construction with a magnificent view overlooking the plain. Still on the ground floor, also enjoy a spacious fitted/equipped kitchen of approx. 20m<sup>2</sup> with its adjoining utility room. Upstairs, a generously sized mezzanine that can serve as a bedroom leads to a second bedroom and its adjoining bathroom, then a 3rd bedroom. Let's now move on to the second house which has independent access which could be perfect for a gîte! With an area of approximately 100m<sup>2</sup>, we discover on the ground floor an entrance, then a large room of 40m<sup>2</sup>, a kitchen of 14m<sup>2</sup>, toilet, then via 2 different staircases we access 2 beautiful bedrooms, both equipped with their adjoining bathrooms. ! On the exterior, a 3-space garage of 80m<sup>2</sup> with electric doors and with on the garden level, a workshop and a second room to be finished creating. We could still consider independent accommodation. Finally, splendid vaulted cellar of 30m<sup>2</sup> and its well. The entire property is built on enclosed land of approx. 2000m<sup>2</sup>, quiet, not overlooked. A real favorite. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Marie LALLIOT**

**MALESHERBES (45330)**

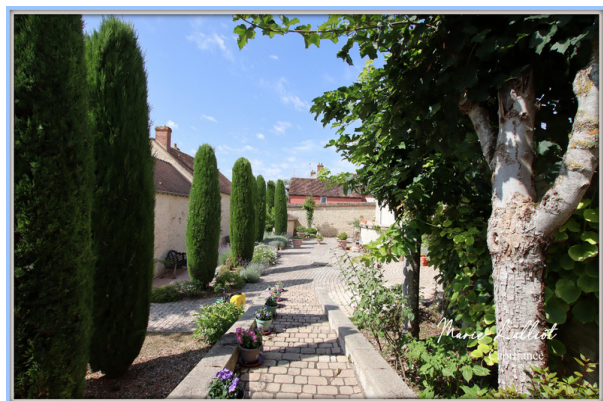
Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 820276

Property type ..... House

### SURFACES

Living space ..... 297 m²

Living room surface ..... 26 m²

Land surface ..... 1979 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 5

Washrooms ..... 3

### DPE/GES

DPE ..... 202

GES ..... 39

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Videophone ..... Oui

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle