



Property

LA COUTURE BOUSSEY (27)

940 000 €*
* Agency fees to be paid by the seller



617 m²



19 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

LA COUTURE BOUSSEY, property T8, T3, T3 and studio - indoor swimming pool, spa, cinema - Land of 1396m²

In NORMANDY, at La Couture Bousse, on the heights of the Eure valley on the edge of Yvelines and Eure-et-Loir, come and discover 1 hour from Paris this beautiful property in an old farmhouse completely renovated.

The main house, of around 227m², will delight lovers of beautiful volumes and light. On the ground floor, a beautiful living room of over 51m² with two fireplaces, a large fully equipped open kitchen, a shower room with WC and a bedroom. You will also find a large space today used as an office of nearly 40m² and a laundry room with WC.

On the first floor, 3 bedrooms including a beautiful master suite with its bathroom equipped with a spa bath and a shower, a dressing room.

On the second floor, a landing leads to two other large bedrooms.

A very large aquatic area of more than 130m² consists of an indoor swimming pool heated by heat pump (pool of 7.5mx 3.7m), a relaxation area with two-seater sauna, two-seater hammam, shower and WC, a spa area with a 6-seater jacuzzi, a 6-seater sauna and a 6-seater hammam. Finally, a room that can be used as a massage room with its own shower and WC. Upstairs is a large games room with a cinema lounge of almost 70m².

You will also find three accommodations with their independent entrance that can be rented for seasonal rental: The first accommodation, of approximately 20m², has a living room with open kitchen, a bathroom with WC and on the mezzanines, two spaces for two beds.

Outside, a beautiful terrace with barbecue.

The second accommodation of approximately 51m² is composed of a living room with large open kitchen (cathedral ceiling), a bathroom and upstairs, two bedrooms. Outside, a terrace with barbecue.

The third accommodation of around 107m² is made up on the ground floor of a large kitchen (professional kitchen), a back kitchen, a living room and WC with washbasin.

Upstairs, 2 bedrooms each with their own bathroom, a landing and WC.

Outside, a large terrace overlooking the garden and a barbecue. This accommodation could also be used as a restaurant because all the standards have been planned.

The beautifully wooded exteriors will seduce both by their layout and by the different species of trees and Mediterranean flowers that will brighten up sunny days.

An ornamental pond reinforces the bucolic spirit of the place. A shed, a cellar and a garage complete the buildings of this property. A visit is a must! 3D virtual tour on request.

The town of Couture Bousse has all amenities: shops, schools, health, post office. It is located a few kilometers from Bréval station (78) (Paris Evreux axis – Navigo sector) and access to the A13.

Alarm on the entire property – Electric gate with videophone – Electric shutters on the ground floor – City gas central heating – Mains drainage

Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



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LE BIEN EN IMAGES



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LUXE & PRESTIGE

DETAILS

GENERAL

Reference 850754
Property type Property
Exposure South
View Vue sur Jardin

SURFACES

Living space 617 m²
Land surface 1396 m²

COMPOSITION

Number of rooms 19
Number of bedrooms 10
Number of bathrooms 1
Toilets count 9
Washrooms 5
Terrace 1

DPE/GES

DPE 137
GES 30

APPENDIX

Parking couvert
Parking space 3
Garage 1
Cellar 1
Videophone Oui

SERVICES

Heater pompe à chaleur
Heater gaz
Kitchen aménagée
Swimming-pool Yes



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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