



888 250 €

**Buying ferme**

8 room

Surface : 300 m<sup>2</sup>

Surface of the land : 3500 m<sup>2</sup>

View : Campagne

Inner condition : Good

External condition : Good

Cover : Tuiles

**Benefits :**

Fireplace, Double Glazing, Arrosage automatique, Portail automatique, Calm

5 bedroom

1 terrace

1 cellar

Energy class (old measure) : E

Climate class : E

Document non contractuel

14/05/2024 - Prix T.T.C



## Ferme 2010 Chevrainvilliers

Located in a charming, quiet rural village near Nemours, this old farm, built on 3,500 m<sup>2</sup> of land, consists of a main house of character, a small guest house and several outbuildings. The main house for residential use offers a living area of approximately 240 m<sup>2</sup>. On the ground floor, the entrance leads to a kitchen which opens onto a dining room and a warm living room with a stove, the exposed beams giving it all its charm. A master suite with shower room, a bathroom and a separate toilet are also located on the ground floor. The first floor consists of three bedrooms, one of which leads to the attic, a laundry room, a separate toilet, a room that can be converted into a bathroom and a mezzanine office. A large traditional stone cellar completes this property. The guest house of approximately 50 m<sup>2</sup> and fully furnished has a living room, a kitchen area and upstairs a bedroom, an office and a separate toilet. The agricultural outbuildings which form a U and surround the courtyard offer great possibilities for various projects. At the back of the house there is a beautiful terrace, a garden and a summer kitchen. The property is divided into three possibly separable lots, the first comprising the main house and the guest house, and the other two the outbuildings. Information on the risks to which



Carte Professionnelle : n° CPI 7501.2016000018354- RCS : PARIS 325 041 374

Code NAF : 703A - SIRET : 32504137400027 - Caisse de Garantie : SOCAF, montant de 110.000 €, 26 Avenue de Suffren - 75015 PARIS