

440 500 €

Contact agency

**ABISIMMO**

72 rue de la République

28110 Lucé

02 37 25 75 91 / abisimmo.ra@icloud.com

For sale house

Surface : 175 m²

Surface of the living : 64 m²

Surface of the land : 520 m²

Year of construction : 2017

Exposition : Sud nord

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : GOOD

Couverture : slate

Features :

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

02/05/2025 - Prix T.T.C



### House 36 Champhol

Located in Champhol, in a subdivision, we offer this splendid detached house nestled in the heart of a 520 m² garden. This beautiful residence, recently built in 2017, offers a surface area of 175 m² spread over a ground floor and an upper floor. Enjoy a 64 m² living room facing south-north and a fully equipped separate kitchen. Four comfortable bedrooms, a bathroom, two shower rooms, and two toilets complete this property. Outside, it offers two beautiful terraces as well as a parking space. The house also has other quality features, such as a bedroom on the ground floor, double glazing, a laundry room, and an automatic gate. Its good exposure and quiet location make this an opportunity not to be missed! Located in the Centre-Val de Loire region, Champhol (28300) is a very attractive town for buying a house. The main advantages of Champhol real estate are its prime location, close to motorway access and very close to the Chartres Olympic swimming pool. It offers a pleasant living environment with its green spaces, quality sports facilities, and local services. In addition, the houses are often spacious and feature beautiful gardens, ideal for families seeking peace and quiet and outdoor activities. The real estate market in Champhol is lively yet affordable, making buying a house particularly attractive.

Fees and charges :

440 500 € fees included

