

Magnificent Maison de Maître with numerous outbuildings in an idyllic setting, away from any nuisance

EXCLUSIVE



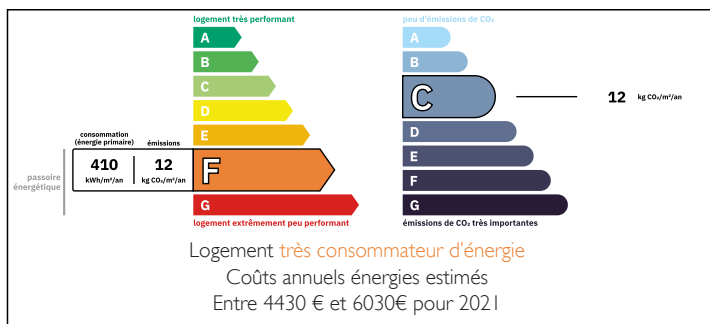
## INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	215 m2
Plot Size:	8000 m2

## IN BRIEF

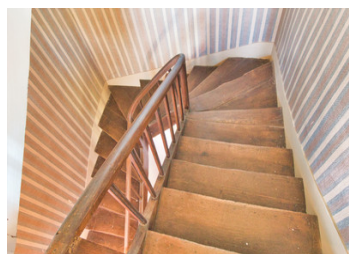
Accessed by a private road from a small country road, 3km from a village with all amenities, come and discover this charming isolated property in the South Loire Valley, located only 10km from Richelieu. Composed of a master house of about 215m2 and numerous outbuildings on a land of about 8000m2. The open view on a magnificent renaissance castle completes the exceptional character of this property. "Habitable" as is, the house will require some improvements to suit your needs, particularly the bathroom and kitchen. . Many roofs have been recently redone, it only remains to renovate the desired parts according to your project (Gites, artistic activity, craft etc..) Central heating on wood and double glazing on the whole house.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 655 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### TEHE PROPERTY IN DETAILS:

The property is accessed by a small private road lined with trees and shrubs.

The Maison de Maître is composed of. :

Ground floor:

- Entrance hall of 8m2 with staircase leading to the first floor (tiled floor)

- Living room of about 38m2 with fireplace, (tiled floor)

- Large kitchen of about 38m2 (old cement tiles on the floor)

- Back kitchen with pelletor wood boiler.

- Bathroom of about 4 m2 to be restored

- Independent WC

Floor accessible by a beautiful wooden staircase:

- Landing of approximately 8 m2

- Large room of about 38 m2 with fireplace and beautiful old wooden floor

- Another large room of 38 m2 with fireplace and beautiful wooden floor.

- Staircase leading to the second floor which can be converted. Very nice traditional frame.

### OUTBUILDINGS :

- Adjacent to the house, part to finish fitting out on two levels of about 50m2.

- On the right of the courtyard, a large outbuilding of about 140m2 with new roofs, concrete floor, to finish renovating according to your projects.

- Large courtyard of about 200m2 with beautiful frame and in the extension two rooms of about 40m2 with new roofs.

- At the bottom of the garden, various outbuildings, some of which have new roofs, including a beautiful small dovecote on two levels.

The courtyard with trees offers a quietness without any opposite, no close neighbor. The terrace on the south side offers an unobstructed view of a magnificent renaissance castle.

### TECHNICAL POINTS:

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