

2/3-bedroom stone house on the edge of a small village with lovely garden and extensive countryside views



INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	987 m2

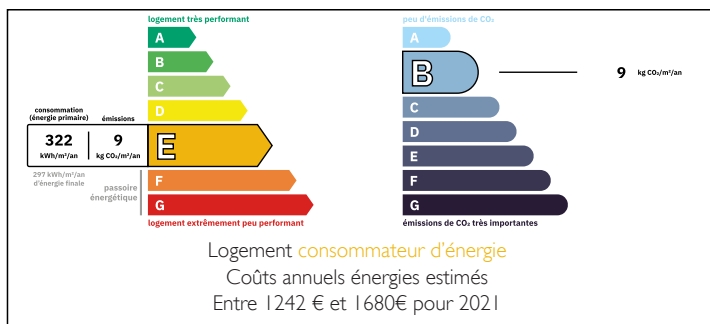
IN BRIEF

This house, renovated in 2004/2005 sits in a lovely spot just on the edge of a village. Featuring a large kitchen-diner and an equally large living room, upstairs there is a generous master bedroom and two smaller rooms as well as a bathroom.

With all basic services available within 5 km, you can enjoy the tranquility of the countryside without the inconvenience of being miles from civilisation. The historic town of Richelieu is only 13km away and the larger towns of Loudun and Châtelleraut 17 and 30km away respectively. Both of these towns offer wider shopping and dining options with supermarkets, DIY stores and hospitals, and from Châtelleraut you can hop on a TGV to Paris or Bordeaux. Poitiers is 50km away and the airport there offers regular low-cost flights to the UK amongst other destinations.



ENERGY - DPE



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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.



DESCRIPTION

From the courtyard beyond the stone wall, a fully-glazed door leads directly into the spacious kitchen (29m²) featuring exposed stone walls and visible beams as well as a traditional tomette tiled floor. Triple aspect, with windows to the side as well as another tall window (installed to the floor so can be used as a door) to the rear. There is a wood-burning stove with one side for wood and another to warm food or plates - it is also possible to cook things on top. A trap door in the floor can be opened to reveal a small cellar.

A pair of glazed doors lead from the kitchen to the living room (30m²) featuring a wooden floor, more exposed stones and beams, a large fireplace with wood-burning stove, and windows and doors front and back. In the rear corner a custom-built staircase leads up to the bedrooms.

Upstairs, a high corridor illuminated by skylights leads to 3 bedrooms and a bathroom and also has a large cupboard built into one wall. The first bedroom (20m²) features a wooden floor and windows to the front, benefiting from that wonderful view over the fields to the South-East. The second bedroom (10.5m²) enjoys that same view, whilst the third room on this floor comes just shy of the legal size requirement of 9m² for a bedroom (8.75m²) so could make a good study with its view over the garden to the side of the property. There is...

LOCAL TAXES

Taxe foncière: 561 EUR

Taxe habitation: EUR

NOTES