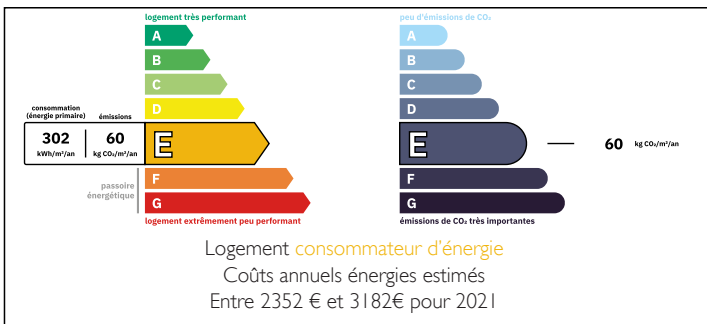


Huge potential for these two houses (1 habitable) and barns on 2.6 ha. Plans and permits available.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	26000 m ²

IN BRIEF

Come and discover this property, situated in an idyllic setting between fields and woods, pleasantly isolated but 5 km from a village with all amenities including schools and a doctor's surgery.

A private entrance leads to an enclosed courtyard surrounded by numerous buildings in very good general condition, all with recently renovated roofs. A habitable house of approx. 135m² with a convertible attic of more than 200m² will give you the opportunity to live on site whilst renovating other parts :

- a barn with a floor area of over 160m² and a fully convertible attic above (plans and planning permission available).
- a small house of approx. 50m² with an attic above (with plans to integrate it into the main house).

The adjoining 2.6 ha (6.5 acres) of land is ideal for animals or crops.

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.



DESCRIPTION

Enormous potential for this group of buildings set around a central courtyard with 2.6 ha of adjoining land, comprising :

A habitable house: Passing through the conservatory (11m²), you arrive in the entrance hall (4m²), which leads to a corridor (6m²) off which is a kitchen (10m²), a lounge (28m²), two bedrooms (2 x 12m²), a separate WC with wash-hand basin, a bathroom (5m²) with bath and shower (to be modernised) and a room used as a utility room (4m²). A door from the lounge reveals two other rooms to be renovated (concrete floors, no electricity but already fitted with double glazing), the first (22m²) with a glazed door opening onto the courtyard and the second with a window and a fireplace. The wall between the two is not load-bearing, so the two rooms could be connected to make a large lounge or dining room of over 40m².

A second house (forming a letter L with the first) divided into three rooms on the ground floor for renovation, totalling approx. 50 m² with an attic above.

In the corner that joins the two houses, with access from the end of the corridor in the main house, as well as from the outside, a barn with a storeroom/boiler room and stairway giving access to the attic of more than 200 m² and a former wine press (36 m²).

A barn dating from 1789, re-roofed in 2016, offers impressive volumes over two floors. The current owners have had plans drawn...

LOCAL TAXES

Taxe habitation: EUR

NOTES