

Superb historic former presbytery, immaculately restored, with heated swimming pool and outbuildings.



## INFORMATION

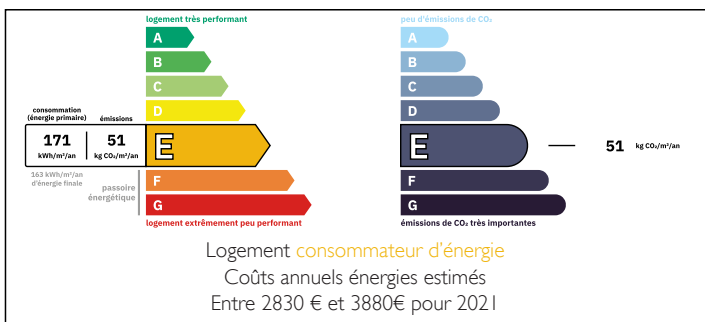
Town:	Briantes
Department:	Indre
Bed:	6
Bath:	5
Floor:	230 m2
Plot Size:	1745 m2

## IN BRIEF

This wonderful property is ready to move into and enjoy. Situated in a welcoming village in the centre of France, its careful renovation has been aligned to its heritage, yet boasts every modern convenience imaginable. With 6 bedrooms, 5 bathrooms, an elegant sitting room, separate dining room leading from the kitchen, and terraces with beautiful outdoor lighting, this stylish home is perfect for entertaining family and friends. It has underfloor/radiator central heating, stunning tiled floors, restored original wooden doors, stairs and beams, secure double glazing, lovely gardens, a heated swimming pool, a wine cave, garage, workshop with store room, and an electric car charging point. It is also on mains drainage – a huge plus in rural France!



## 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

Mentioned as early as the 16th century, this impressive residence was formerly the presbytery of the parish of Briantes and has been inhabited by around thirty parish priests over the years until it was sold by the commune in 1967 when the last priest died and a replacement couldn't be found.

The current owners have undertaken a phenomenal restoration, bringing the presbytery back to its former glory, under strict architectural guidance, which has resulted in the 'Fondation du Patrimoine' label being awarded for the preservation of French heritage.

Entrance is via electric gates, behind which there is ample parking space, and then into the house through a magnificent, original front door. The entrance hall is warm and inviting, and leads, to the left, to the exquisite, triple-aspect sitting room, and to the right to the large dining room with its incredible monumental fireplace. This room opens to the well-equipped kitchen. There is also a toilet on this ground floor.

Upstairs, on the first level, there is a spacious landing, currently used as an office, a master air-conditioned bedroom suite with shower room and dressing room, and a separate annex with two further double bedrooms and a bathroom.

On the second floor, another spacious landing is a flexible space and leads to three further bedrooms – each with its own shower and washbasin – an expansive laundry room with large sink and space for washing machine and dryer, and a separate toilet.

Throughout this characterful, historic home there are...

## LOCAL TAXES

**Taxe foncière: 1050 EUR**

**Taxe habitation: EUR**

## NOTES