

Your perfect country getaway! Fully renovated detached 1-2 bed house in Brenne village.

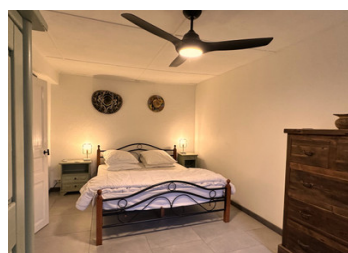
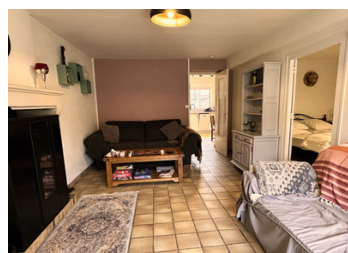
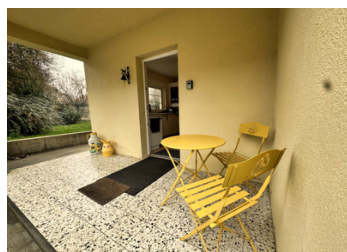


## INFORMATION

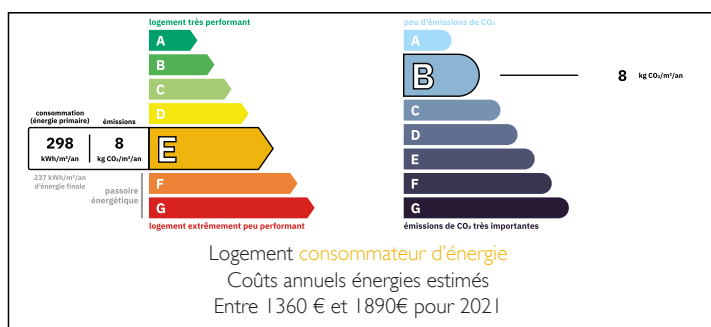
Town:	Prissac
Department:	Indre
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	731 m2

## IN BRIEF

If you're looking for a traditional house renovated to a very high standard in a village with shops, cafe, restaurant etc and also with beautiful French countryside around you...here it is! This sunny property has been very recently and very well renovated and is ready to move into. Some furniture is included, making your holiday home ready for use straight away! Entering via a porch outside with café table and chairs, we arrive in the fully fitted kitchen with white units, double oven, hob, dishwasher and with electric shutters on the large window which faces out onto the rear garden. Adjacent is the new and pristine shower room with large shower cubicle, sink WC and washing machine, as well as a heated towel rail and illuminated mirror. The living room has a...

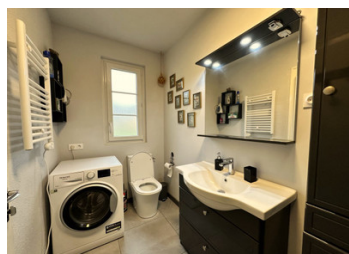


## ENERGY - DPE



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:** 365 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Upstairs is a generous attic space, already fitted with double glazing and electric shutters, ready for conversion into a large bedroom or bedroom with en suite shower room.

Across from the rear garden is the garage with up-and-over door onto the lane, plenty of storage space and an attic. There are two additional parcels of land included suitable for growing summer and winter fruit and vegetables. The first is a few paces along the same lane and the other located at the other side of the village.

Prissac is a pretty, well-maintained and sought-after village in the Parc de la Brenne. The Parc is known for its 4000 lakes, wildlife and outdoor sports activities including swimming, rambling, horseriding and canoeing. There is a year-round programme of events promoted by the Parc in local villages so there's always plenty to see and do. The nearest larger shops can be found at Argenton-sur-Creuse and Saint-Gaultier, both pretty historic towns on the Creuse.

Transport links are very good with the A20 motorway a 10 minute drive away and international flights from airports at Limoges, Poitiers and Tours.

Further photos and videos available.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>