

Ref: A37625SGA86

Price: 248 500 EUR

agency fees to be paid by the seller

South Loire Valley, stone property not overlooked, ideal for animals, 4 beds, outbuildings, courtyard and Tha



# INFORMATION

Town: Prinçay

Department: Vienne

Bed: 4

Bath: 2

Floor: 187 m<sup>2</sup>

Plot Size: 13168 m2













### IN BRIEF

Set in a courtyard enclosed by stone walls, this house 200 m<sup>2</sup> on the ground, I75 m<sup>2</sup> real also has a generous plot of more than I ha planted with mature trees.

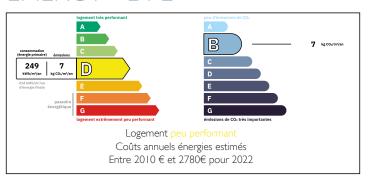
It offers an ideal living environment for a family, whether as a primary or holiday home.

This property, built in the 18th century, has retained its authentic charm with its stone walls, beams, bread oven and stone entrance porch, adding to its historic character. Renovated and regularly maintained, the property is in good condition and can be lived in without the need for any works.

The welcoming interior comprises six rooms, four of which are bedrooms, including a ground-floor master bedroom with direct outside access.

The large grounds of I ha, fenced and planted with various species of fruit and ornamental trees, are ideal for pet owners. A...

## **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.



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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

#### THE PROPERTY IN DETAIL

- >>on the ground floor:
- -entrance, 24 m2, current office
- living room 40 m2 with kitchen, dining room, sitting room, staircase to first floor
- -hallway leading to 7 m<sup>2</sup>
- -laundry/boiler room 10 m2
- -separate WC 1m2

master bedroom 17 m2 with bath and washbasin, with direct outside access

- >>On the first floor
- -landing used as office 19 m2
- -Bedroom 19 m2
- -hallway with large storage area 7.5 m2
- -shower room with WC 8.5 m2
- -Children's area of nearly 40 m<sup>2</sup> consisting of two bedrooms and a playroom.

Courtyard of approximately 200 m<sup>2</sup> between the buildings.

Land of over 1 hectare separated from the house by a lane that is rarely used.

#### **TECHNICAL POINTS**

- -double glazing
- -heating by two wood-burning stoves and electric radiators
- -old septic tank
- -an adjoining well in the courtyard

#### THE OUTBUILDINGS:

- opposite the house, a barn, around 50 m2, currently used as a workshop and for storage could easily be converted into an outdoor kitchen.
- -A beautiful room housing, around 35 m2, a functional bread oven is also currently used as a workshop.
- -In the wooded grounds, a large stone barn, 2 floors, approx. 100 m2 each , is currently used to park cars and could be perfectly suited to a craft, artistic activity or other project.

#### THE REGION