

South Loire Valley, stone property not overlooked, ideal for animals, 4 beds, outbuildings, courtyard and 1ha

EXCLUSIVE



INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	13168 m2

IN BRIEF

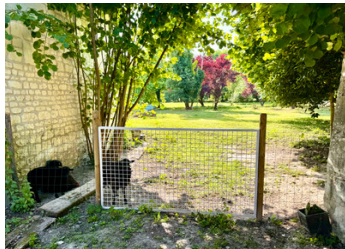
Set in a courtyard enclosed by stone walls, this 200 m² house also has a generous plot of more than 1 ha planted with mature trees.

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

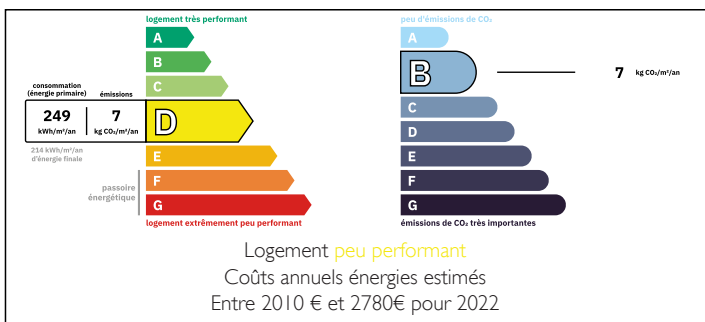
This property, built in the 18th century, has retained its authentic charm with its stone walls, beams, bread oven and stone entrance porch, adding to its historic character. Renovated and regularly maintained, the property is in good condition and can be lived in without the need for any works.

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 1 ha, fenced and planted with various species of fruit and ornamental trees, are ideal for pet owners. A large stone barn on the grounds, currently...



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.



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 m²
- laundry/boiler room 10 m²
- separate WC 1 m²

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
- games room 21.5 m² leading to two bedrooms
- Bedroom 8.7 m²
- Bedroom 8.8 m²

Courtyard of approximately 200 m² 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