

south Loire Valley, 4 km from a village with amenities, single-storey house, lot of outbuildings, plot 4200m2

EXCLUSIVE



INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	4200 m2

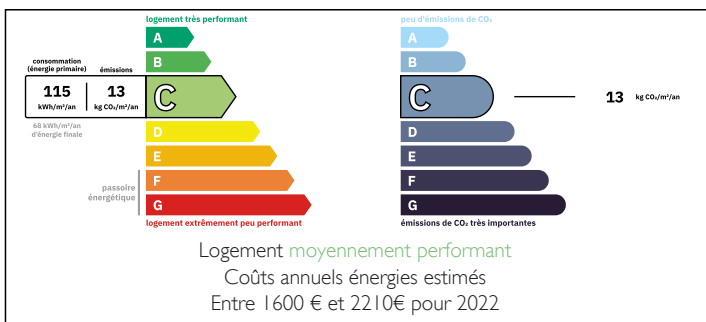
IN BRIEF

Restored single-storey stone house with views over the countryside and forest, offering numerous outbuildings with roofs in good condition, ideal for a craft or artistic activity.

The house has three bedrooms and two spaces that can be used as offices, and a beautiful veranda where you can enjoy meals with views of the countryside.

The dual-energy heating system is a definite plus. A magnificent 115 m² stone barn has a kitchen and toilet.

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 habitation: EUR

NOTES

DESCRIPTION

PROPERTY DETAILS:

- Entrance hall 4.8 m²
- Kitchen 16 m²
- Living room 30 m²
- Veranda/dining room 19 m²
- Living room 2 19 m² with fireplace insert
- Bedroom 10.5 m²
- separate WC
- shower room 6.5 m²
- corridor 5 m² with various storage spaces
- bedroom 12.4 m²
- bedroom 11 m²
- study 8.20 m²
- laundry room/boiler room/utility room 17.50 m²

TECHNICAL POINTS:

- Dual-energy central heating with heat pump and fuel oil 2022
- Roofs regularly inspected
- Septic tank not compliant
- Some windows are double-glazed, but not all.
- Electric gate
- 12,000-litre rainwater collection tank with pump for watering the vegetable garden

OUTBUILDINGS

- Magnificent 115 m² stone barn
- 15 m² kitchen
- Toilet
- 2 garages, approx. 14 m² each
- lean-to for various storage purposes
- cellar, 21 m²
- several sheds covering over 650 m² with gate for direct access without passing through the courtyard of the house
- vegetable garden with fruit trees.

THE AREA:

Monts sur Guesnes is 4 km away with its local shops, mini-market (bakery), post office, chemist, hairdresser, beautician, nursery and primary school, multi-disciplinary medical practice, a bar/restaurant and a historic castle (recently restored and open to