



Ref: A40541CBC36

Price: 87 450 EUR

agency fees included: 10 % TTC to be paid by the buyer (79 500 EUR without fees)

#### Characterful Hamlet House for sale in Les Pichons with Outbuilding and Generous Plot of 4,378 m



# INFORMATION

Town: **Pruniers** 

Department: Indre

Bed: Ι

Bath:

Floor: 65 m2

Plot Size: 4378 m<sup>2</sup>













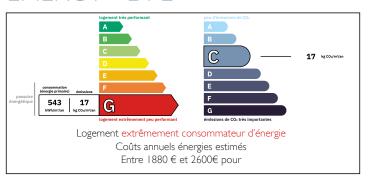




### IN BRIEF

This pretty and cosy property is set on 4,378 m<sup>2</sup> of land and offers approximately 65 m<sup>2</sup> of habitable space. Both the ground and first floors feature open-plan layouts, full of character, which are enhanced by the light and sense of spaciousness. The property benefits from land that is both adjoining and detached, with the additional parcel situated adjacent to the property.

## **FNFRGY - DPF**



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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

This pretty and cosy property is set on 4,378 m² of land and offers a habitable space of 65 m².approximately  $5,20 \times 6,25$ m² on both on the floor and upper floor. The upper floors also incorporates a bathroom using approximately  $2,72 \times 2,38$ . The ground floor features a large open-plan area that flows seamlessly to accommodate the lounge, dining room, and kitchen. There is a small but efficient wood-burning stove, complemented by one electric wall heater. The space is bright and airy, with three windows and a door with upper half glass, allowing plenty of natural light to fill the room.

Wooden open-plan stairs lead to the first floor, with a large picture window at the top of the stairs that overlooks the property's land. Immediately to the left is a built-in shower room, neatly arranged with a toilet, shower, sink unit and large cupboard, and a heated towel rail. The room feels spacious and benefits from natural light via a Velux window.

The bedroom is open-plan and very generous in size, featuring another large picture window overlooking the front garden, as well as a Velux window on the opposite side. Filled with charm, exposed beams, and natural light, the bedroom creates a warm and inviting atmosphere.

The commune of Pruniers and its nearby hamlet Les Pichons (Indre, 36) are set in peaceful rural surroundings, offering a quiet and authentic French village atmosphere. The area is characterised by open countryside, small farms, and friendly local...