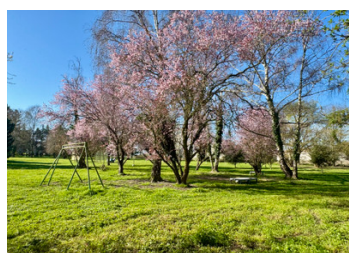


South Loire Valley, stone property not overlooked, ideal for animals, 4 beds, outbuildings, courtyard and 1ha



## INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	13168 m2

## IN BRIEF

Set in a courtyard enclosed by stone walls, this house 200 m<sup>2</sup> on the ground, 175 m<sup>2</sup> real also has a generous plot of more than 1 ha planted with mature trees.

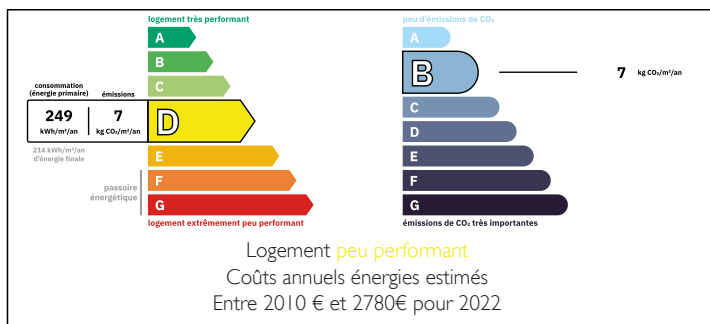
It offers an ideal living environment for a family, whether as a primary or holiday home.

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...

## 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.



## DESCRIPTION

### THE PROPERTY IN DETAIL

>>>on the ground floor:

- entrance, 24 m<sup>2</sup>, current office
- living room 40 m<sup>2</sup> with kitchen, dining room, sitting room, staircase to first floor
- hallway leading to 7 m<sup>2</sup>
- laundry/boiler room 10 m<sup>2</sup>
- separate WC 1 m<sup>2</sup>
- master bedroom 17 m<sup>2</sup> with bath and washbasin, with direct outside access

>>>On the first floor

- landing used as office 19 m<sup>2</sup>
- Bedroom 19 m<sup>2</sup>
- hallway with large storage area 7.5 m<sup>2</sup>
- shower room with WC 8.5 m<sup>2</sup>
- 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 m<sup>2</sup>, currently used as a workshop and for storage could easily be converted into an outdoor kitchen.
- A beautiful room housing, around 35 m<sup>2</sup>, a functional bread oven is also currently used as a workshop.
- In the wooded grounds, a large stone barn, 2 floors, approx. 100 m<sup>2</sup> each, is currently used to park cars and could be perfectly suited to a craft, artistic activity or other project.

### THE REGION

## LOCAL TAXES

Taxe habitation: EUR

## NOTES