

Great potential for this isolated property near the woods. Several buildings including a livable one and 2 ha.



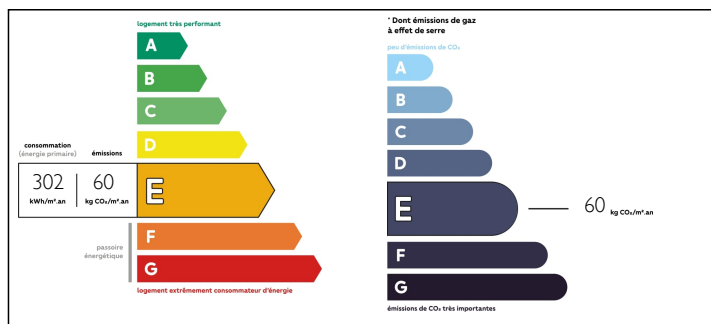
## INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	26166 m2

## IN BRIEF

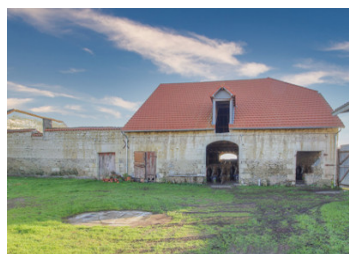
Come and discover this property, situated in a preserved setting between mountains and forests, pleasantly isolated but 5 km from a village with all amenities including nursery and primary schools and a multidisciplinary medical practice. A private access leads to an enclosed courtyard surrounded by numerous buildings in very good general condition. The roofs have all been recently renovated. Only one small building, which used to house animals, needs some structural work. A habitable house of about 135 m2 with a convertible attic of more than 200m2 will give you the possibility to live on the spot while giving free rein to your desire for renovation thanks to : - its barn of more than 160 m2 on the ground with a fully convertible attic on top. - its small house of about 50 m2 with an attic above. The adjoining land of 2 ha will allow you to accommodate animals or crops. Numerous hiking...

## 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

House with oil heating:

- veranda of about 11 m<sup>2</sup>
  - entrance 4 m<sup>2</sup>
  - a corridor of about 6 m<sup>2</sup> leading to:
  - a kitchen of about 10 m<sup>2</sup>
  - a 28 m<sup>2</sup> dining room
  - a 12 m<sup>2</sup> room used as a bedroom with old parquet floor
  - a tiled room of 12 m<sup>2</sup>
  - a separate toilet with hand wash basin
  - a 5 m<sup>2</sup> bathroom with bath and shower
  - a room used as a laundry room 4 m<sup>2</sup>
- In the extension, a barn/storeroom with staircase giving access to the attic of over 200 m<sup>2</sup>.  
Then an old wine press of 36 m<sup>2</sup>.  
On L side, a 50 m<sup>2</sup> house to restore, with an attic above.

## NOTES

A barn dating from 1789, with a brand new roof, 5 years old, with impressive volumes on two floors.  
In the extension, the walls of an identical barn without a roof offer a space to be exploited as well.

A shed of approx. 100 m<sup>2</sup> (1,076 sq ft) is suitable for storing materials or cars.  
The old animal buildings need some structural renovation but are usable.

The living area is equipped with double glazing, oil-fired central heating and a septic tank installed in 2004, which has not yet been diagnosed.

The enclosed courtyard has a surface area of approximately 700m<sup>2</sup>.  
The adjoining flat land of about 2 ha can be used for animals or crops. It is planted with old trees such as elms.

### THE SURROUNDINGS:

Monts sur Guesnes at 5 km with its local shops, bakery, post office, pharmacy, hairdresser, beautician, nursery and primary school, multidisciplinary medical practice