

Great potential in an enchanting setting for this small, detached 3-room house in need of complete restoration



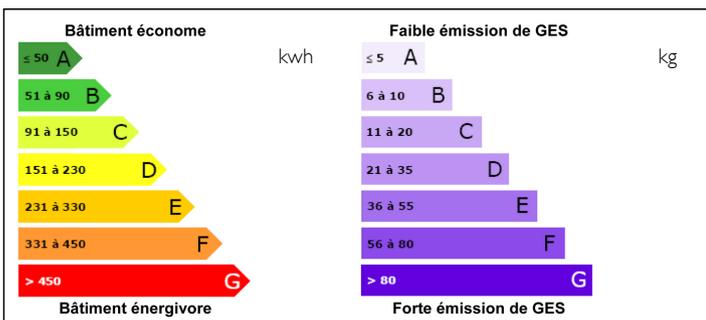
INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	657 m ²

IN BRIEF

Situated 3 km from Monts sur Guesnes, with a view of the Vallée du Mable and its beautiful forests, this small property, accessed via a narrow path a few metres from the end of a dead-end road, is just waiting for its new owners to bring it back to life. Built of Tuffeau stone, it includes three rooms on the ground floor, with the first floor and its large courtyard available for use. It is set in 657 m² of land. The property has mains water but no electricity. It would be necessary to have it brought in (an estimate was provided 14 years ago) or to become self-sufficient with solar panels, as the house has a good, unobstructed view. The roofs and interior need to be completely restored. An old bread oven lies under the vegetation in a condition that cannot be verified at the moment. The property's secluded location will delight lovers of tranquility.

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:

The entrance is currently via a large covered courtyard of approx. 50 m² on the ground.

Three non-communicating rooms:

-approximately 14 m²

-approximately 8 m²

-about 20 m² with fireplace.

Attic over the whole

Courtyard of approx. 200 m² between the buildings.

Adjoining land of approx. 270 m².

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES