

Village house for sale in Prissac (36370) - Indre

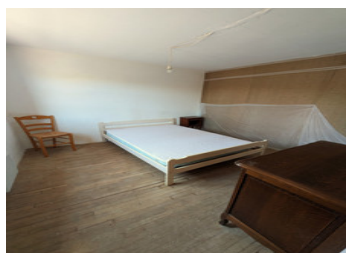
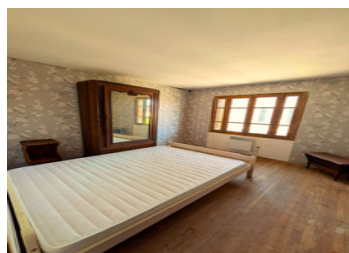


INFORMATION

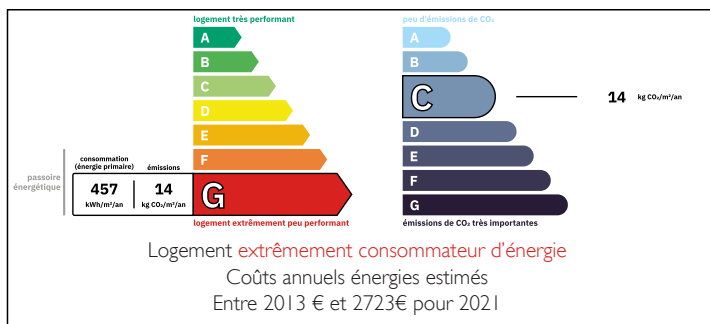
Town:	Prissac
Department:	Indre
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

3 bedroom village house to finish restoring in Prissac. 15 minutes from A20 motorway with easy access to Limoges airport.

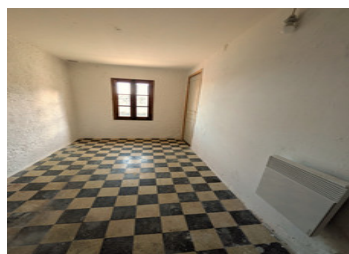


ENERGY - DPE



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 foncière: 280 EUR

Taxe habitation: 241 EUR

NOTES

DESCRIPTION

Looking for a property with potential, in a peaceful village in the Indre, Centre -Val de Loire region, and ready to put your own stamp on it?

This charming village house offers approximately 80 m² of living space, providing a good foundation with some renovation work already completed, while still leaving plenty of scope for further improvements and personalisation.

On the ground floor, you will find a welcoming 25 m² living/dining room, where exposed beams and a wood-burning stove create a warm and characterful atmosphere.

The 9.61 m² kitchen, which also houses the staircase to the first floor, has an unusual layout and connects to the adjoining spaces. The 9.30 m² bathroom provides a generous and practical space.

Upstairs, a landing leads to two bedrooms of 9.61 m² each, together with a 6.60 m² space currently used as a passageway. With a little imagination, this could easily be transformed into a home office, library or small study area.

A third bedroom of 10.56 m² completes the first floor. All three bedrooms retain their original wooden flooring, adding to the character of the property.

The house is already connected to the mains drainage system, and both the plumbing and electrical installations have been renewed.

The attic also offers further potential for conversion, subject to the necessary permissions and works.

A property with a solid start already made, while still giving you the freedom to rethink certain spaces and create a home that truly suits you.

Interested in discovering its potential? Contact me to