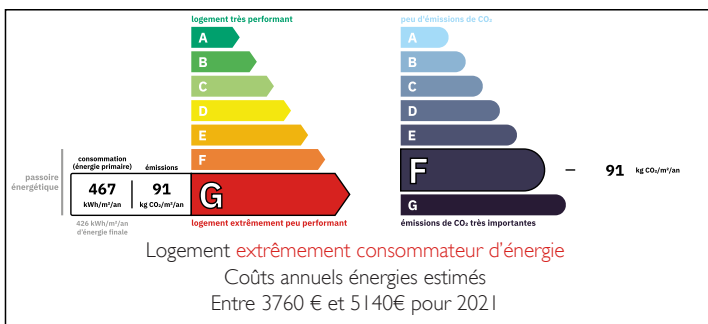


In South Loire Valley, charming stone country house, perfect as a getaway or renovation project.



## ENERGY - DPE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Prinçay |
| Department: | Vienne  |
| Bed:        | 1       |
| Bath:       | 1       |
| Floor:      | 85 m²   |
| Plot Size:  | 2355 m² |

## IN BRIEF

Nestled in a peaceful rural setting, this charming 85 m² stone house is situated on a plot of approximately 2300 m², located at the end of a cul-de-sac in a small hamlet. The outbuildings, the covered courtyard, the well, and the cellars, one with a bread oven, offer storage space and historical character.

The interior, which has kept its original features such as terracotta tiles, beams, exposed stone, and fireplaces, consists of two bright rooms, including a living area hosting a kitchen and a large comfortable bedroom.

The south/east exposure ensures optimal light throughout the day for both the garden and the house.

The tranquility of the location is enhanced by the absence of overlooking properties, allowing for complete enjoyment of the outdoor space. The house is in good condition, ready to welcome its future occupants; however, it could...

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:

In a hamlet of 3 properties, at the end of a cul-de-sac, this house is sheltered from view.

-Living room of 37.5 m<sup>2</sup> with kitchen, terracotta tiles, beams, fireplace with insert, and 2 doors leading outside

-corridor 2 m<sup>2</sup>

-Independent toilet.

-Bathroom. 6 m<sup>2</sup>

-Bedroom of 37.5 m<sup>2</sup> with terracotta tiles, beams, and a fireplace (currently sealed but usable) with a door to the outside.

-72 m<sup>2</sup> attic that can be converted; the ground floor bedroom could become a living room.

### THE OUTBUILDINGS:

-Large stone open barn of approximately 90 m<sup>2</sup> housing:

-cellar of 20 m<sup>2</sup>.

-A boiler room/workshop of 25 m<sup>2</sup>.

-First underfloor cellar with stairs leading from the terrace.

-Old stable of approximately 40 m<sup>2</sup> on the ground with an attic above, which could be converted into a small guest house.

-2 small pigs roofs of approximately 25 m<sup>2</sup>.

-Small house of approximately 10 m<sup>2</sup> housing a well and formerly a pump.

-Second underfloor cellar at the back of the garden with a bread oven.

### TECHNICAL POINTS:

-Double-glazed PVC windows.

-Central heating on oil.

-Septic tank; work needed.

### THE AREA:

Monts sur Guesnes is 3 km away with its local shops, grocery store (bakery), post office, pharmacy, hairdresser, SPA, nursery and primary schools, multidisciplinary medical center, a bar/restaurant, and

## NOTES