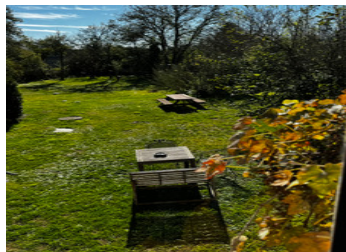
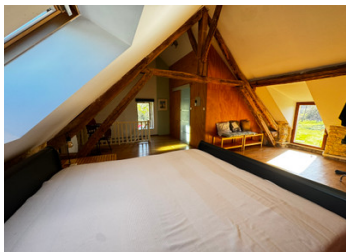


Characterful Hamlet House for sale in Les Pichons with Outbuilding and Generous Plot of 4,378 m

EXCLUSIVE



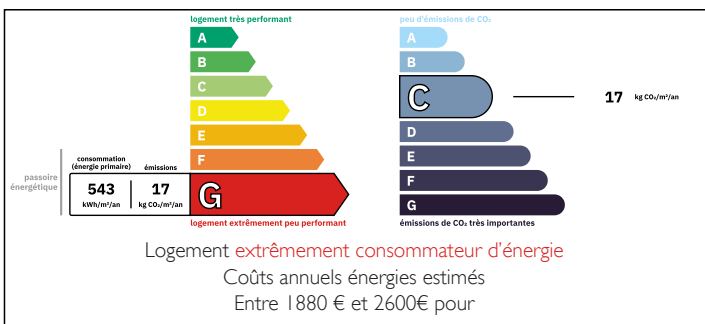
INFORMATION

Town:	Pruniers
Department:	Indre
Bed:	1
Bath:	1
Floor:	65 m ²
Plot Size:	4378 m ²

IN BRIEF

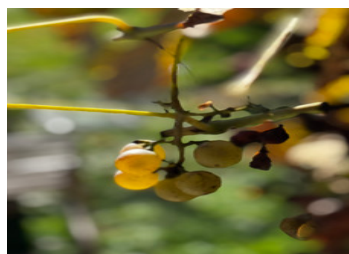
This pretty and cosy property is set on 4,378 m² of land and offers approximately 65 m² of habitable space. Both the ground and first floors feature open-plan layouts, full of character, which are enhanced by the light and sense of spaciousness. The property benefits from land that is both adjoining and detached, with the additional parcel situated adjacent to the property.

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

This pretty and cosy property is set on 4,378 m² of land and offers a habitable space of 65 m².approximately 5,20 x 6,25m² on both on the floor and upper floor. The upper floors also incorporates a bathroom using approximately 2,72 x 2,38. The ground floor features a large open-plan area that flows seamlessly to accommodate the lounge, dining room, and kitchen. There is a small but efficient wood-burning stove, complemented by one electric wall heater. The space is bright and airy, with three windows and a door with upper half glass, allowing plenty of natural light to fill the room.

Wooden open-plan stairs lead to the first floor, with a large picture window at the top of the stairs that overlooks the property's land. Immediately to the left is a built-in shower room, neatly arranged with a toilet, shower, sink unit and large cupboard, and a heated towel rail. The room feels spacious and benefits from natural light via a Velux window.

The bedroom is open-plan and very generous in size, featuring another large picture window overlooking the front garden, as well as a Velux window on the opposite side. Filled with charm, exposed beams, and natural light, the bedroom creates a warm and inviting atmosphere.

The commune of Pruniers and its nearby hamlet Les Pichons (Indre, 36) are set in peaceful rural surroundings, offering a quiet and authentic French village atmosphere. The area is characterised by open countryside, small farms, and friendly local...

NOTES