

Peaceful country house with guest studio, stunning views, potential to extend, large garden, no traffic!



## INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	7500 m2

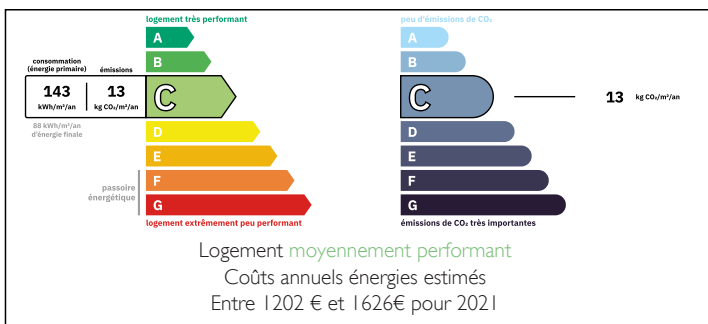
## IN BRIEF

Do you dream of coming home to your own patch of French countryside, where you can forget about the bustle of everything going on in the outside world? This stone-built country cottage could be it. The main house, studio, garage and other outbuildings are all set around the fully-enclosed courtyard, and around that is almost 2 acres of lawned garden with various mature fruit trees and other shrubs and flowers. The views are incredible - you can literally see green for miles. Where better to unwind at the end of a long day?

The house itself is currently arranged with 2 bedrooms and 2 bathrooms but you could easily add more if needed. There is also a separate studio with corner kitchen and its own shower room/WC (plumbed into its own, conforming, septic tank). A newly installed wood-burning stove...



## ENERGY - DPE



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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

On the edge of a small village, right at the end of a no-through road, surrounded by fields, this stone house, studio guest house and outbuildings are waiting for you. Entering the fully-enclosed courtyard through the wide gates, the main house with a low-walled terrace in front sits to your left, the guest house is opposite, and the other outbuildings sit in between, the right hand end of the courtyard fenced but otherwise open to the views beyond.

The front door leads directly into the kitchen (15m<sup>2</sup>), branching off galley-style to your left, with fitted cupboards running the length of the longer walls, shelves built to fill either side of a free-standing range-style cooker at the end. A corridor opposite the front door leads to the WC on the left, then a storage space with fuseboard and hot water tank before the downstairs shower/utility room (8m<sup>2</sup>), which has recently been renovated with shower, fitted cupboards, washbasin and space for a washing machine. To the right of the front door, an opening leads to the large but cosy living room (32m<sup>2</sup>) with newly installed wood-burning stove in a beautiful renovated fireplace, patio doors to the front terrace and window to the rear.

From here, a staircase leads up to the landing, to the left is the master bedroom (almost 30m<sup>2</sup>), to the right, a second bedroom (17m<sup>2</sup>) and a newly-installed bathroom (17m<sup>2</sup>) with free-standing bath, washbasin, WC, and plenty of room to relax and feel pampered.

To the...

## LOCAL TAXES

Taxe foncière: **845 EUR**

## NOTES