

Stunning fully renovated barn conversion with 3 bedrooms, mature garden and walking distance to the village

EXCLUSIVE



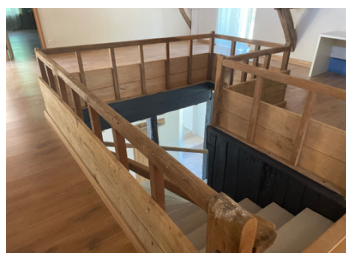
INFORMATION

Town:	Pruniers
Department:	Indre
Bed:	3
Bath:	3
Floor:	270 m2
Plot Size:	4900 m2

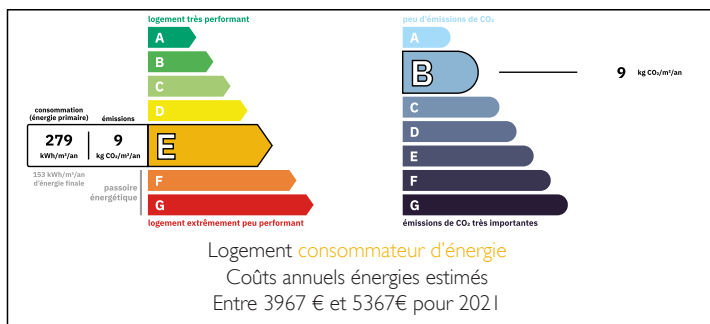
IN BRIEF

Recently renovated to a very high standard this large barn conversion is located on the outskirts of a small village on a quiet lane with views over open countryside. The private entrance has a large parking area to the side of the house, a mature garden including a range of fruit trees and is spread over 4000 m2.

This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges or Chateauroux.

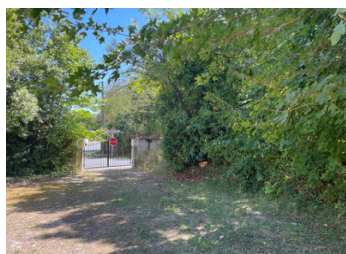


ENERGY - DPE



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 house comprises of a stunning entrance hall giving access to the utility room, lounge, shower room and toilet, dining room and fully equipped kitchen. The first floor is accessed via the stunning wooden staircase and has a large gallery landing, family bathroom, 3 bedrooms one with an additional private shower room and toilet. All rooms are renovated to a high standard, double glazing throughout and has maintained many original features of the building.

Ground floor-

Kitchen - 3.2m x 5m

Dining room- 5mx 5m

Utility room- 4m x 3m

Downstairs shower room and toilet - 1.3m x 3.1m

Living room with wood burner- 9m x 8.9m

1st Floor-

Main Bedroom- 6.1m x 8.6m plus shower room 2.5m x 3m

Bedroom 2 - 5m x 5.2m

Bedroom 3 - 5.2m x 3.6m

Family bathroom - 2.5m x 2.3m

Large gallery Landing

Measurements are approximate.

LOCAL TAXES

Taxe foncière: **569 EUR**

Taxe habitation: **EUR**

NOTES

Access via the living room through large double doors to the outside seating area and BBQ with views over the garden and beyond to open countryside. The garden is fully enclosed and very private.

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