

Beautiful 2 bedroom cottage with a 210m2 garden

EXCLUSIVE



## INFORMATION

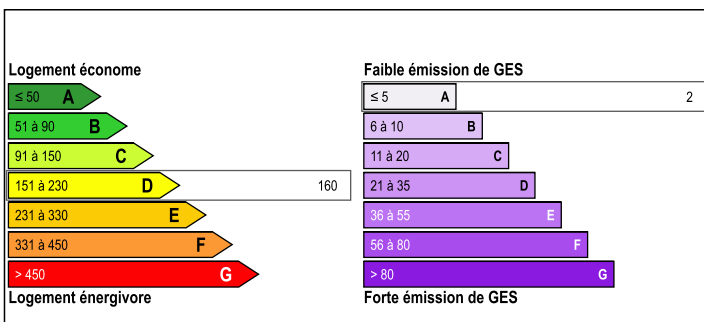
Town:	Prissac
Department:	Indre
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	210 m2



## IN BRIEF

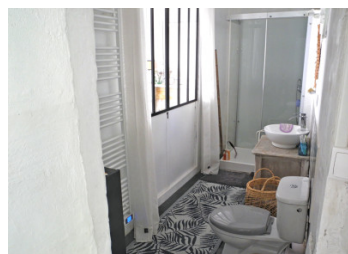
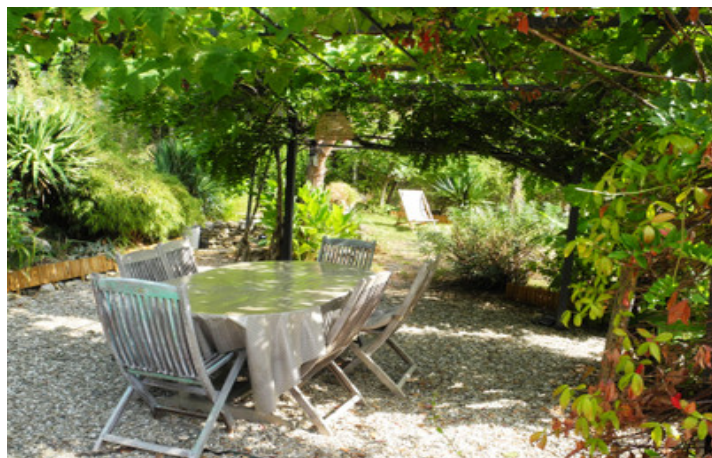
Searching for a holiday retreat or family home, look no further ! This house offers the perfect quintessential country glamstyle. No work required, just drop off your bags and enjoy !

## 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

Prissac – A Picturesque French Escape

Nestled in the heart of the Brenne Regional Nature Park, Prissac is a charming commune in the Indre department, Centre-Val de Loire. Just 50 km south of Châteauroux and 250 km from Paris, the village offers a bakery, a small grocery, a medical center, a restaurant, and a lake beloved by anglers.

Step inside the house and feel instantly at home. Exposed beams and a bright, comfortable living area (18.5m<sup>2</sup>) welcome you, opening seamlessly onto the kitchen and dining room (18m<sup>2</sup>). The ground floor also features a spacious bedroom (13.5m<sup>2</sup>), a bathroom with toilet (5.85m<sup>2</sup>), and direct access to the peaceful back garden.

Upstairs, a landing provides space for a bedroom or a small yoga and relaxation area (6.2m<sup>2</sup>). Two adjoining rooms currently serve as an office and a double bedroom (17m<sup>2</sup>).

Outside, the garden is a true haven, entirely private, where the sound of birdsong accompanies the gentle ripple of a small artificial pond home to fish and frogs.

Experience your own slice of French-style Dolce Vita !

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

## LOCAL TAXES

**Taxe foncière: 130 EUR**

**Taxe habitation: EUR**

## NOTES