

Stunning Master House with numerous outbuildings, open views, private driveway, and no close neighbors.



INFORMATION

Town:	Prinçay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	215 m2
Plot Size:	8466 m2

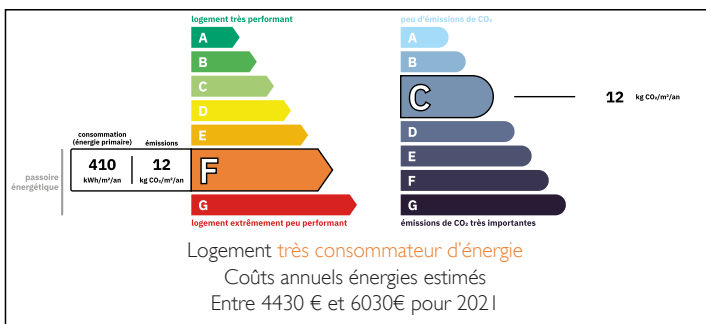
IN BRIEF

Accessible by a private road from a small country lane, just 5 km from a village with all amenities, come and discover this charming isolated property in the southern Val de Loire, located only 10 km from Richelieu.

It consists of a Master House of approximately 215 m2 with large bright rooms and numerous outbuildings on a plot of just over 8000 m2. The unobstructed view of a magnificent Renaissance castle adds to the exceptional character of this property.

"Livable" as it stands, the house will require some layout improvements according to your needs, particularly in the bathroom and kitchen. Many roofs have been recently redone, and it will be necessary to renovate the desired parts according to your project (guesthouses, artistic or craft activities, etc.). Central heating is provided by wood (pellets or logs), and the entire...

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 PROPERTY IN DETAIL:

Access to the property is via a small private path lined with trees and shrubs.

>>The Master House consists of:

>Ground Floor:

- Entrance hall of 8 m² with staircase leading to the upper floor (tomettes floor)
- Living room of approximately 38 m² with fireplace (tomettes floor)
- Large kitchen of about 38 m² (old cement tile floor)
- Back kitchen with pellet and log boiler , laundry
- Bathroom of about 4 m² to be renovated
- Independent WC

>First Floor accessible by a beautiful wooden staircase:

- Landing of approximately 8 m²
- Large bedroom of about 38 m² with fireplace and beautiful old wooden flooring
- Another large bedroom of 38 m² with fireplace and beautiful wooden flooring
- Staircase leading to the second floor, which consists of a large convertible attic with a very beautiful traditional framework.

>>OUTBUILDINGS:

- Attached to the house, a space to finish developing over two levels of approximately 50 m².
- To the right of the courtyard, a large outbuilding of approximately 140 m² with new roofing, concrete floor, to be renovated according to your projects.
- Large shed of approximately 200 m² with a nice framework in good condition, but the roofing needs to be checked; additionally, there are two rooms of about 40 m² with new roofs.
- At the bottom of the garden, various outbuildings, some with new roofing, including a charming small dovecote over two levels. Others need repair or demolition to clear the view of the surrounding forests.

LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES