

Fully renovated maison de maître property located in the centre of a small village with large barn and garden

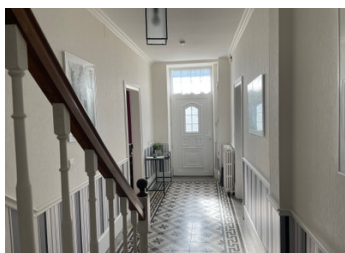
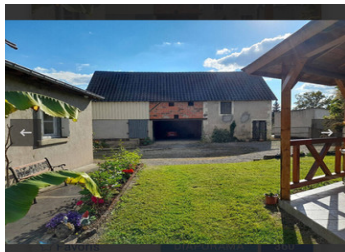


INFORMATION

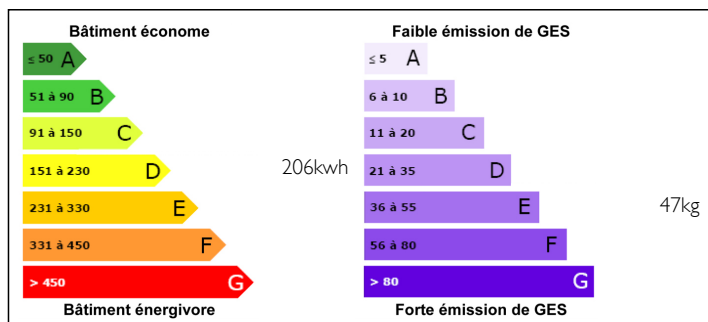
Town:	Pruniers
Department:	Indre
Bed:	4
Bath:	1
Floor:	174 m2
Plot Size:	1800 m2

IN BRIEF

Renovated to a very high standard this village house is located within walking distance to the local shops, boasts 4 bedrooms and a large living space with modern kitchen. The private entrance has a large parking area to the side of the house, a large garage under the house, large barn with workshop and a fully fenced mature garden including a range of fruit trees which is spread over 1800 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

This stunning house retains many of its original decorative features throughout the living area on the first floor, access from the front is via a stunning entrance hall that leads onto the large lounge area, dining room (with wood burner), W.C. and modern kitchen. To the back of the kitchen there is a stunning summer room/office and utility room which leads out into the garden. The first floor has 4 large bedrooms, dressing room, W.C. and large modern bathroom with shower.

Under the house is a massive garage of nearly 100 m², this also houses the new heating boiler which was installed just 4 years ago.

The large traditional barn is in fantastic condition and offers nearly 100m² of space, built within the barn is also a large secure workshop. The mature gardens are fully fenced and have a range of fruit trees.

LOCAL TAXES

Taxe foncière: 1562 EUR

NOTES

Ground floor-

Kitchen- 4m x 5.4m

Lounge - 4m x 9m

Dining room - 4m x 4m

Summer room/office - 6m x 3.5m

Utility room - 3.4m x 3.4m

1st floor -

Bedroom 1 - 3m x 4m

Bedroom 2 - 3.4m x 4.1m

Bedroom 3 - 3.9m x 3.6m

Bedroom 4 - 3.9m x 4.9m

Family Bathroom - 4m x 5m

Barn - 15m x 7m

Measurements are approximate.

This is a fantastic property throughout in a great location, early viewings are recommended.

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