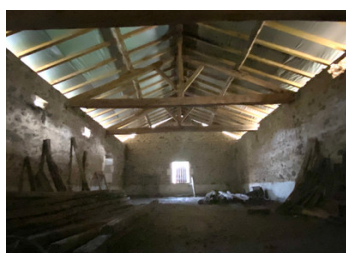


Cottage with attached barn and garden to renovate completely in a small hamlet, close to the leisure lakes



## INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	652 m2



## IN BRIEF

This detached cottage offers great potential for anyone wanting to take on a full renovation project. No utilities are currently connected but the cottage has a recent roof, which is a great start. Situated in a small hamlet close to Haute Charente leisure lakes and under 10 minutes from Chabanais.

## 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 cottage measuring approximately 5.5m x 11m is basically a one up, one down building at the moment. It will need complete renovation including utilities, septic tank, double glazing, insulation, flooring and heating system.

There is open garden at the rear and front of the property offering plenty of space for parking and sitting out but the most attractive area is the attached walled garden. This currently needs to be cleared, but the potential is enormous.

In addition, there is a large hangar offering plenty more storage and/or parking.

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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: 140 EUR

## NOTES