LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 74571ED16 Price: 98 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (89 950 EUR without fees)

Immaculate and very spacious 3 bedroomed hamlet house, fully renovated with pretty terrace.















INFORMATION

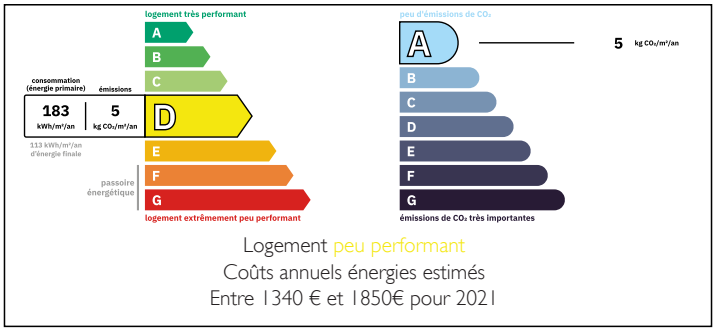
Town:	Pressignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	467 m2

IN BRIEF

Fabulous 3 bedroomed, terraced, character home with spacious accommodation over 3 levels : large lounge/dining room with feature fireplace and well equipped kitchen on the ground floor, master bedroom and bathroom on the 1st floor and 2 further double bedrooms and shower room on the 2nd floor. Lovely covered terrace with ornamental fish pond and barn opposite for parking and storage.

Situated in a hamlet, just 5 minutes from the Haute Charente leisure lakes and under 10 minutes from the market town of Chabanais. Limoges airport is under 30 minutes. A perfect lock up and leave home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1340 € et 1850€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

When you arrive you will immediately see that the facade has been beautifully repointed to show off the lovely stonework. The roof appears to be sound and the house is double glazed all through (except for two original and very pretty windows in the kitchen). The covered terrace creates a lovely relaxing space to sit out and enjoy the ornamental fish pond and pretty borders that surround the seating area.

You enter into the impressive lounge/dining room (41m²) - with the wonderful fireplace and log burning stove, solid wood floor, original stone sink, traditional stove and beams on show this is the perfect example of a character packed room. At the rear is the kitchen (28m²), with part full height ceiling and a 2nd log burning stove, this fully equipped kitchen is a lovely bright room.

The 1st floor has a small mezzanine, with great light - so the perfect hobby spot and the huge master bedroom (28m²) and bathroom with WC (6m2). The 2nd floor has a generous landing area (11m²), 2 double bedrooms (11m² and 12m²) and a shower room with WC (4m2).

The whole house has been beautifully renovated and requires no work with conforming electrics and drainage (a septic tank, which was inspected 05/09/24). The heating is via electric radiators to top up the log burning stoves when required. There is cellar underneath the kitchen.

Opposite the house is the barn (13m x 8m) with lots of storage space and purpose built...

NOTES

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