LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 89406ED16 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

4 bedroom house, formerly a bakery with a large commercial space, in an attractive village













INFORMATION

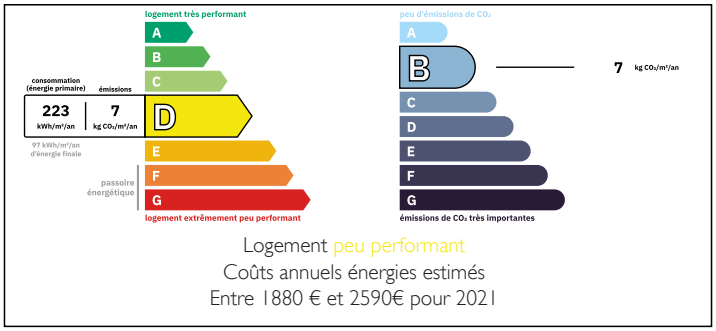
Town:	Pressignac
Department:	Charente
Bed:	4
Bath:	1
Floor:	203 m2
Plot Size:	401 m2

IN BRIEF

This attractive stone building offers plenty of options. A 4 bedroom apartment in good condition above a living room to renovate and a large commercial space including shop, an old bakery, a kitchen workshop area to modernise or convert with a courtyard at the rear. In the village centre.

5km from the Haute Charente leisure lakes and under 10km from the towns of Rochechouart and Chabanais.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1880 € et 2590€ 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.

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LOCAL TAXES

Taxe foncière: **1147 EUR**

NOTES

DESCRIPTION

An apartment covers the whole of the first floor, in good condition throughout with 4 bedrooms 14m², 16m², 15m², 13m² , bathroom room 6m² and a lovely open plan kitchen/dining room and lounge 38.7m². Well insulated, double glazed, heated via modern electric radiators and connected to mains drains, this part of the property is immediately and comfortably habitable.

On the ground floor, work has started on a 2nd lounge 21.6m² with a small but pretty courtyard at the front of the property.
Also on the ground floor you have the former shop space 20m², kitchen areas 28m², 21.6m², cold storage rooms 4.5m², 6.5m², 2 small basements and a large workshop 57m². The whole space could be converted for a new project or into habitable space. There is a courtyard at the rear 70m²

A project, certainly, but the asking price more than reflects the works required and the apartment offers lovely living accommodation or potential rental income from day one.
Pressignac is a pleasant village with a restaurant and bar, a post office, nurse, vending machines for bread and local produce, an equestrian centre, fishing lakes and ample routes for country walks. Close to Rochechouart, St.Junien 25 minutes. 35 minutes to Limoges airport.

Habitable space 180 m²

Ground floor:
Living room 21.6m²
Sasse 9m²
Kitchen 27.7m²
kitchen (2). 21.6m²
Shop 19.5m²
workshop 56.7m²
Cold storage 4.5m²
Cold storage 6.5m²

First floor: