LEGGETT
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Ref: A15013 Price: 97 440 EUR

agency fees to be paid by the seller

Perfect 3 bedroom, holiday or permanent home near Confolens















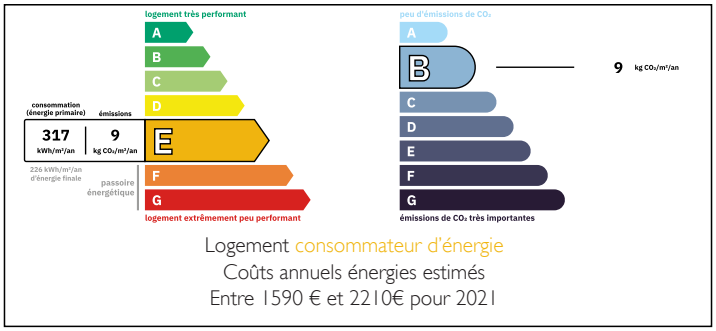
INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	715 m2

IN BRIEF

This fully renovated and modernised semi detached property in a quiet village close to Confolens will make a wonderful permanent or holiday home

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1590 € et 2210€ 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

Less than 5 minutes from the pretty village of Pressac where you will find bars, restaurants and a general store, this house has been very tastefully renovated and modernised.
On the ground floor is a large Kitchen/diner 26m2 with a walk in pantry and utility room 17m2. There is also a ground floor WC. the lounge has a wood burner and is very spacious at 35m2
Upstairs are three bedrooms, the master bedroom is 17m2 with an en suite shower and WC. the second bedroom is 16m2 and the third is 11m2. there is a separate shower and wc. There is a lovely secluded garden opposite thehouse with a small outbuilding. Limoges and Poitiers with their airports and regular flights to the UK and beyond are both within an hour of the village.
The medievil town of Confolens, famous for its annual Music festival is only 14 Km (9miles) away.
Don't wait too long before arranging a viewing !!!

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

NOTES

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