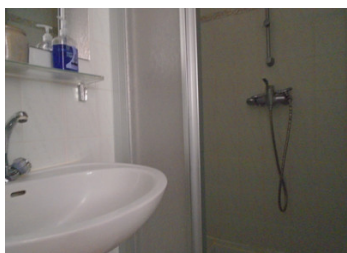


Fabulous opportunity - classic French property with traditional features. Large garden with fruit trees + well



INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	1484 m2



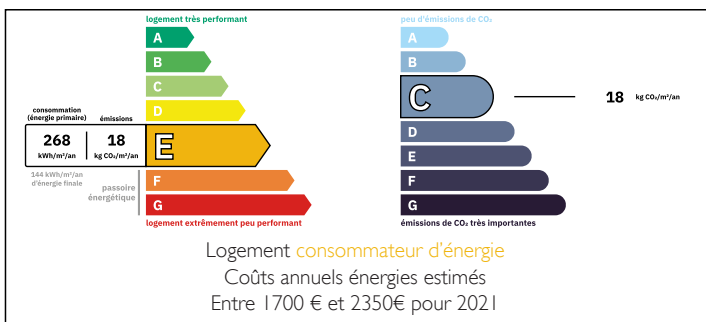
IN BRIEF

Fabulous opportunity to purchase this lovely traditional property oozing classic French style, stone walls, oak beams, wood burner, parquet flooring, having a large, long and lovely back garden with country views.

Located in a small hamlet within easy reach to the local village and amenities, bakery, shop, bars/restaurants.

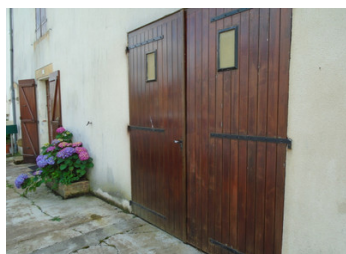
Well worth a visit to this property

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

In further detail

The property comprises of a living room/dining room, kitchen, ground floor shower room and separate wc. On the first floor 4 bedrooms and another bathroom.

To the outside there is a garage, and workshop, together with various outbuildings and large, long garden with lovely country views and a well

Ground floor

Living/dining room 6.01m x 5.67m approx

Kitchen - 4.618m x 1.873m approx

Shower room - 1.86m x 0.93m approx

WC - 1.84m x 1.024m approx

Inner lobby 1.55m 0.80m approx

Garage 6.69m x 2.73m approx

Storeroom 1 - 3.056 x 2.99m approx

Storeroom 2 - 3.02m x 2.97m approx

First floor

Bedroom 1 - 5.47 x 3.01m approx

Bedroom 2 - 4.24 x 2.79m approx

Bedroom 3 - 3.71m x 3.03 approx

Bedroom 4 - 4.81m x 2.99m approx

Shower room 3.19m x 2.12m approx

Access to loft room - 2.23m x 2.17m approx

Outbuildings

Woodstore x 2

Garage

Series of outbuildings

NOTES

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