LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37021JES16 Price: 109 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (100 000 EUR without fees)

Quaint stone cottage with barn in a hamlet















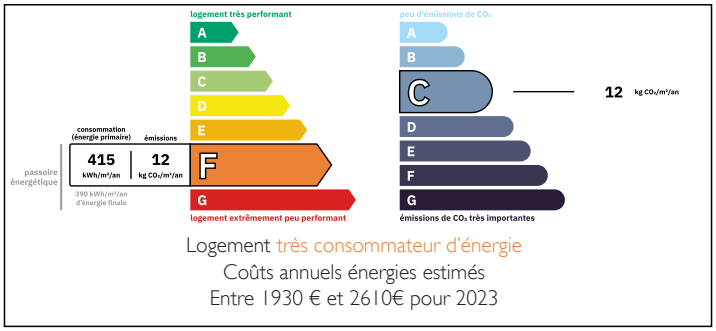
INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	3316 m2

IN BRIEF

Cute stone house in a hamlet 7km from the historic town of Rochechouart.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1930 € et 2610€ pour 2023

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:	**777 EUR**

NOTES

DESCRIPTION

Step into the welcoming kitchen/ dining room (15m2), featuring a fully fitted kitchen and a practical pantry. The cozy lounge (19.8m2) boasts a wood-burning stove, perfect for creating a warm and inviting atmosphere.

Upstairs, the main bedroom (17m2) offers access to a private balcony and includes a WC. Two additional bedrooms (11 .8m2 and 11m2) and a shower room complete the upper floor.

Attached to the house is a two-level barn (27m2), adjoining the neighbour's barn, which presents excellent potential for conversion into additional living space if required and subject to the necessary permissions.

Also accessible from outside is a storeroom and a second shower room—originally designed to accommodate visiting family and friends traveling by motorhome.

There is also garage (12.4m2) with the remnants of an old bread oven.

In front of the house, a terrace provides the perfect setting for al fresco dining. Just across the lane, you'll find a field equipped with water and electricity connections.

Lastly, a separate barn of approximately 90m2 includes its own garden area to the side and the rear.

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