LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41100SVA16 Price: 62 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 400 EUR without fees)

Characterful cottage 2 bedrooms, lounge/dining room & fitted kitchen, small garden, barn, in a pretty hamlet

EXCLUSIVE















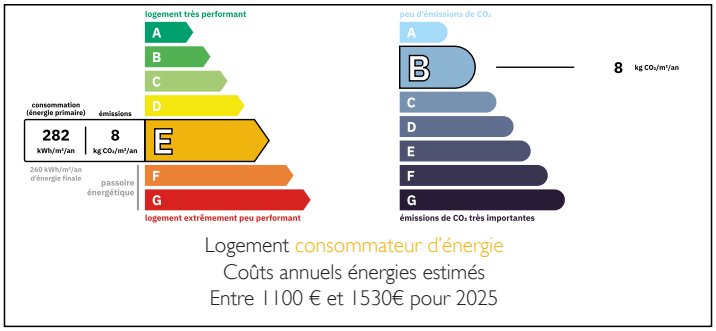
INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	368 m2

IN BRIEF

This charming cottage consists of a large lounge/dining room and fitted kitchen with utility room on the ground floor and 2 bedrooms and a bathroom on the 1st floor. A small garden and an adjoining Barn, garage. Situated in the centre of a pretty hamlet, 2 km from the village of Pressignac with restaurant, post office, depôt de pain and epicerie with local produce. Under 9km from the larger market towns of Rochechouart and Chabanais with full amenities. The wonderful lakes are within walking distance of the house with a choice of restaurants/bars, beaches, sailing, canoeing, bathing fishing and house riding at under 5km. Limoges airport is 45km.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1100 € et 1530€ pour 2025

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:	**558 EUR**

NOTES

DESCRIPTION

The renovation of this property have been undertaken with care and skill and the property can be sold fully furnished.

On the ground floor you have a lovely open plan living space 33m² with wood burning stove, original beams, a featured stone sink and beautifully pointed stone walls

Adjoining the country style kitchen 16m², with exposed beams and lovely stone walls apparent. Off to the side of the kitchen comes the utility room 5m² and cloak room.

Upstairs you have the generous master bedroom 27m² above the lounge with lovely features of the stone and brick work and carpentry. A smaller bedroom/office 7.5m² and bathroom 6m².

The garden access is to the right hand side and the rear of property where you have complete privacy, there is a parking space at the side of the house and a barn behind the garden.

All together, a great value, fully renovated property ideal as either a permanent home or holiday home.

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