

UNDER OFFER 3 bed semi-detached house with large garden and gite potential

EXCLUSIVE



## INFORMATION

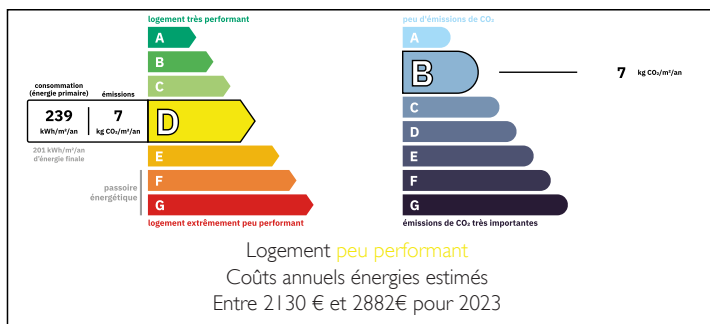
|             |            |
|-------------|------------|
| Town:       | Pressignac |
| Department: | Charente   |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 158 m2     |
| Plot Size:  | 4140 m2    |

## IN BRIEF

Situated in a small hamlet, close to Pressignac and the Haute Charente leisure lakes, this lovely property is ready to move into today. Walking distance (1.8km) to the village of Pressignac with popular bar/restaurant boulangerie, post office and village hall and 9km from the market town of Chabanais with full amenities. 46km from Limoges airport (under 50 minutes by car).



## 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.



## LOCAL TAXES

Taxe foncière: **668 EUR**

## NOTES

## DESCRIPTION

The official entrance is in the centre of house (8m<sup>2</sup>) with the dining room and kitchen to your left and lounge to your right.

The kitchen (20m<sup>2</sup>), with lovely country style units (and feature log burning stove for heating and cooking) also has a door out to the garden, at the front of the house. The dining room (19m<sup>2</sup>) or office, if you prefer, has large sliding doors out onto the a pretty terrace at the rear. Then comes the entrance hall with the utility room with shower and WC (8m<sup>2</sup>) at the rear, which was recently re-fitted. Finally, the beautiful lounge (30m<sup>2</sup>) with fabulous fireplace, beams and stone walls on show and heated via the log burning stove.

Upstairs, the main bedroom (42m<sup>2</sup>) is a fabulous full height space, heated via the log burning stove from the kitchen. Plus you have 2 further double bedrooms (9m<sup>2</sup> and 16m<sup>2</sup>), both with very pretty decor and a bathroom with WC (6m<sup>2</sup>).

Then you have the chocolate box cottage, which is used for storage and hobbies, offering 1 large bedroom on the first floor (although you don't have full head height throughout all of this space) and an open-plan room on the ground floor (28m<sup>2</sup>) with basic kitchen units and sockets. A WC has been fitted and there is space to complete a shower room in the corner.

Both are served by a septic tank which conformed on last inspection (2019) and the...