

Charming 4 bed family home with in an ground swimming Pool nr Pressac



INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	4
Bath:	4
Floor:	170 m2
Plot Size:	6092 m2

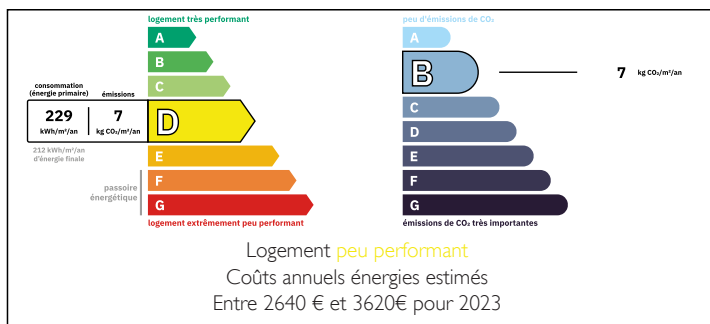
IN BRIEF

Located in a peaceful rural setting just a couple of km's from the village of Pressac, this charming bright home offers comfortable and well-designed living spaces, making it ideal as a main residence or second home.

Pressac is a peaceful rural village in the Vienne department, close to the Charente border. Surrounded by green countryside, rivers, and woodland, it offers a tranquil lifestyle while still providing local amenities such as shops, a school, and restaurants. The area is ideal for those seeking calm, nature, and a traditional French way of life.



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: **834 EUR**

NOTES

DESCRIPTION

On the ground floor, the property features a bright open-plan living area (59.19m²) with a fitted and equipped kitchen, complete with a central island and a wood burner, creating a warm and welcoming space. Staircase 1 leads from the living area to the first floor. This level also includes bedroom 1 (19.15m²) with door leading out to the garden, an en-suite shower room (2.73m²), a utility room (6.44m²), a WC (1.12m²), and a pantry (2.3m²).

Upstairs, the property offers a spacious landing, ideal for an office space (11.14m²). Bedroom 2 (23.6m²) which includes a dressing room and an en-suite bathroom (8.13m²) with bath, shower, basin & wc. Bedroom 3 (17.88m²) which also has an en-suite bathroom (4.65m²) with shower, basin & wc. Landing with 2nd staircase leading to Bedroom 4 (12.3m²) and a bathroom (4.94m²) with shower, basin & wc.

Outside, the property benefits from a spacious garden featuring a 10 x 5 m in-ground swimming pool, complete with security fencing and a pool house. There is also a pretty natural pond, adding to the charm of the outdoor space. The property is surrounded by countryside with just one neighbour. A garden shed provides additional storage. The property is accessed via an electric gated entrance, with private parking, and also features a covered terrace, ideal for outdoor dining and relaxing.

- *Central heating via a pellet boiler
- *Double glazed
- *Recently installed septic tank
- *Fibre optic internet
- *Security system

Information about risks to which this property is exposed is available on the...