LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43375SVA16 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Village house to renovate, 4 bedroom house with courtyard, small garden. 2nd house with barn and garage.















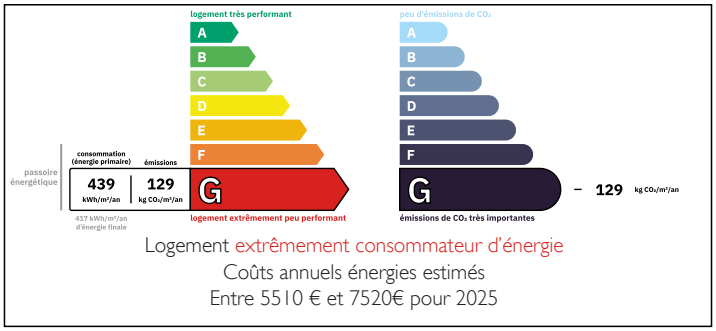
INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	6
Bath:	2
Floor:	129 m2
Plot Size:	200 m2

IN BRIEF

In the village of Pressignac, a 4 bedroom house to renovate, additional 2 room house with large barn and garage, bread oven. Business potential on the through road of this quiet but active village with a restaurant, bar, post office, nurse. Vending machines for bread meat and local produce. Horse riding centre and magnificent lakes nearby.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5510 € et 7520€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1135 EUR**

NOTES

DESCRIPTION

Main house:
Kitchen living room area 38m² with access to a small garden courtyard of 50m² and barn, on the first floor 4 bedrooms between 15m² and 11m² off a landing of 12m², bathroom and wc. Usable loft space of 37m². A garage with access to the main house a w.c and a boiler room with the old bread oven.
Mains drains and fibre optic connection.

2nd house:
Has rooms rooms on the first floor 14m² and 10m², garage on the gourd floor of 17m² with access to a garden 250m², adjoining a large barn of 100m².

Fabulous lakes nearby for fishing, boating and swimming, with restaurants at each of the 3 beaches, forest walks and nature trails. Close to the market towns of Rochechouart with its magnificent castle and Chabanais on the river Vienne, with all the corresponding amenities.

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

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