LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43918SVA16 Price: 224 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Idyllic country house in a very quiet location, 3 bedrooms, a lovely garden with swimming pool and barn.















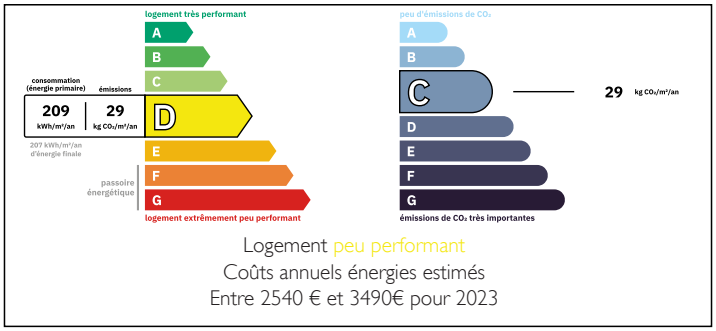
INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	10201 m2

IN BRIEF

Lots of traditional features in this impressive house in a quiet spot close to the Charente lakes. A large country kitchen & dining room, 2 sitting rooms, office, bathroom and laundry room on the ground floor. 3 bedrooms and bathroom on the upper floor. Well maintained garden with swimming pool, well, woods, a large barn with the remains of an old traditional dwelling. In a delightful location, with the Pressignac village nearby, restaurant and bars, delicatessen-vending machine with local produce, post office, infirmary, equestrian services, fishing lakes, beaches and country walks in easy reach. The market towns of Rocherchouart or Chabanais offers all major services.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2540 € et 3490€ 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.

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: **1300 EUR**

NOTES

DESCRIPTION

Set on the perimeter of a quiet hamlet, with no overlooking neighbours, tranquil and idyllic, a detached stone house with an additional barn.
The house features on the ground floor a kitchen and dinner of 47m² with 2 acceses to the garden, leading to a sitting room 17m² again with access to the garden and staircase to the upper floor, 2nd sitting room 8.3m² with patio doors to the rear garden, bathroom 4m², office 6m² and laundry room 2.6m².

The upper floor features a large bedroom of 47m² with a height of 4.5m, bath and showroom 6m², bedroom 2 of 16m², and bedroom 3 with 19m² with a possibility to extend into the front barn space.

The garden has a well kept lawn and has a sheltered clam shaped swimming pool 9 x 6 54m² (which is in need of a new liner), there is a well, a hangar and wood storage. a large barn of 144m² has the remains of a dwelling which could also be renovated for guests or other purposes.

Habitable space 176m², and 10 201m² of land

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

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