LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44230SVA16 Price: 68 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (62 000 EUR without fees)

Traditional stone hamlet house for renovation, large garden, 4 bedrooms, close to lakes, impressive views.

EXCLUSIVE















INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	6591 m2

IN BRIEF

An excellent opportunity to acquire a Charentais style house close to the lakes of Haute Charente in a quiet rural hamlet. Comprising 4 ground floor bedrooms, a large attic with existing window openings, 2 adjacent barns, a large garden of 6500m² with panoramic views leading down to a fishing lake in the commune of Pressignac. A parcel of 573m² in a constructible zone. Vacant for 10 years and in need of an entire renovation, however double glazing and electric shutters were installed on part of the house, has a solid roof structure.

ENERGY - DPE

DPE not required.

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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DESCRIPTION

Granite stone house, structurally sound. Comprising on the ground floor;
Main entrance hallway of 8m² with access to the garden at the rear. A living room 24m² with open fireplace, double glazed patio windows with electric shutters on to the garden, a kitchen of 27m² double glazed with electric shutters, leading to 2 bedrooms 13m² and 14m². Off the hallway 2 additional bedrooms 14m² and 10m², bathroom 7.5m².

Adjacent to the house are 2 barns each 28m² with access to the roof `grenier' of 115m² with window openings to the front of the property. The garden of 6591m² has a hangar of 14m², leading down to the lake La Chauffie, which is a fishing lake with a Thai restaurant and bar. Lots of potential for this house to new owners with building skills, imagination and time, a worthy investment.

Situated in the commune of Pressignac with numerous surrounding lakes for swimming, fishing, boating, nature trails, bars and restaurants. The nearby market towns of Rochechouart and Chabanais offer most amenities, supermarkets and commerces. Limoges airport is 40 minutes away, and Angoulème railway station with high speed TGV trains is within 1 hour.

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

NOTES

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