LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47037MDU86 Price: 408 000 EUR

agency fees to be paid by the seller

Beautiful Four bedroom converted barn with swimming pool in a tranquil Hamlet















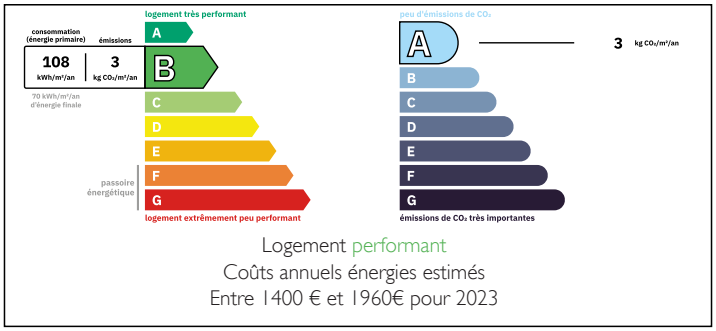
INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	1821 m2

IN BRIEF

Set in just under 2000m2 of quiet countryside, this tastefully converted barn is just waiting for your visit.
The ground floor comprises of a big lounge 32m2, a spectacular open plan kitchen/diner 55m2 and a ground floor shower room and wc.
All rooms have doors opening onto the rear terrace and swimming pool.
Upstairs are four bedrooms with two further shower rooms and wc's.
All this for the price of a 3 bed end terrace in norwich !

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1400 € et 1960€ 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.

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LOCAL TAXES

Taxe foncière:	**923 EUR**

NOTES

DESCRIPTION

Less than 3 Km/2 Miles from the village of Pressac with 4 restaurants a general store, Bakers, bar and petrol station, this impressive property was designed by a London architect and combines simplicity with elegance.

The converted barn sits on just under 2000m2 of Charente countryside and gives you all you want in a permanent residence or holiday home.

The ground floor is dominated by the Open plan Kitchen/Diner with 'glass walls' to the front and rear with doors opening out onto the terrace and heated swimming pool, 8X4 at the rear and bi-folding doors to the front extending the dinning room onto the West facing patio. There is also a spacious lounge 32m2 with doors to the pool and a ground floor shower room with wc and door to the pool.

Upstairs are four Double bedrooms and two shower rooms with WC.

The house is in a Hamlet of three house, one of which is not lived in, so Peace and quiet abound.

Apart from the amenities in Pressac, additional facilities can be found Fifteen minutes away in the the Medieval town of confolens with supermarkets, schools and a Hospital as well as numerous, bars, restaurants and smaller shops.

Limoges and Poitiers airports are both approximately 1 hour away and Angouleme with its TGV connection to Bordeaux and Paris is also an hour away.

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