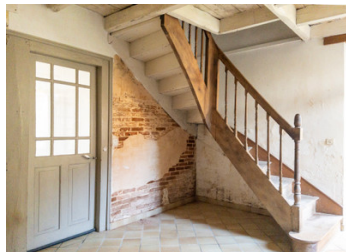
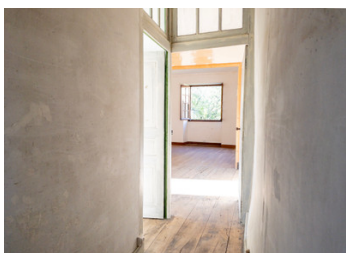


4 bedroom house in the centre of the dynamic village of Pressignac, deceptively large, garden and outbuildings



INFORMATION

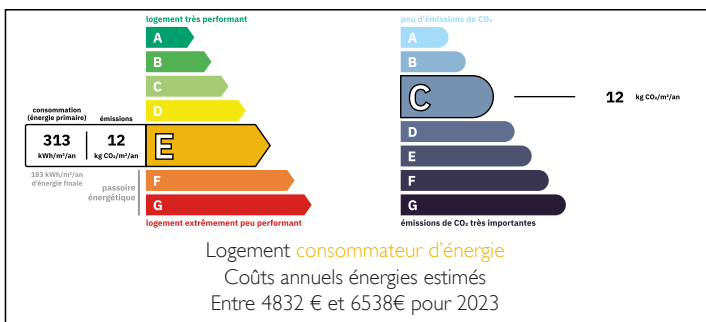
Town:	Pressignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	186 m ²
Plot Size:	996 m ²



IN BRIEF

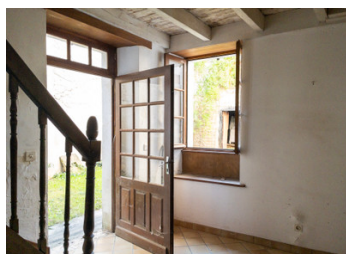
In the attractive village of Pressignac close to the leisure lakes of Haute Charente, a 4 bedroom house and sizeable garden. Ground floor living with 3 rooms, kitchen and bathroom, 4 bedrooms on the first floor, grenier and attic room, in addition a barn and workshop with hangar, and a garage with room above, a well in the 900 m² garden, a gated side entrance. Overlooking the 12th century church and the village square.

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: 612 EUR

NOTES

DESCRIPTION

In detail the ground floor features;

A glazed door and window entrance, shutters and access from the street to a living room of 20m² leading to a central room 22m² with fireplace, staircase to upper floors and adjacent bathroom 4.6m² access to the side alley and garden, a dining room of 19m², a fitted kitchen 15.5m² with access to the garden and the garage. On the first floor landing 8m² joining a bedroom 10m² and shower room 4.4m², large bedroom 31m² facing the church with access to the attic and a room of 20m² overlooking the alleyway, bedroom 12m² with fireplace and a generous bedroom 26m² facing the garden at the rear.

The garden has a barn 21m² with a room above, a storage hangar 25m² a well, mature bushes and trees, a small garden shed completes the haven in the heart of the village. A garage of 44m² with an equally sized room above has access to the courtyard, the post office and the neighbourhood restaurant and bar Le lys et le thistle. A quiet and dynamic charentais village, with vending machines for local produce and bread, an exhibition space, nursing practice, equestrian centre, the historic 12th century church, fishing lake and restaurant La chauffie. The large leisure lakes of Haute Charente, Lac Lavaud with beaches, restaurants, canoeing, paddle board activities and fishing. Close to the towns Chabanais and Rochecouart for major amenities and shopping.

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