

4 bedroom house, formerly a bakery with a large commercial space, in an attractive village

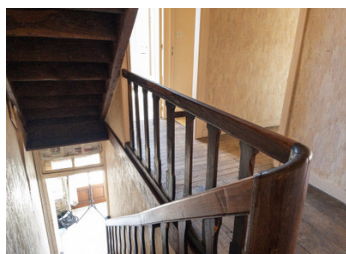


INFORMATION

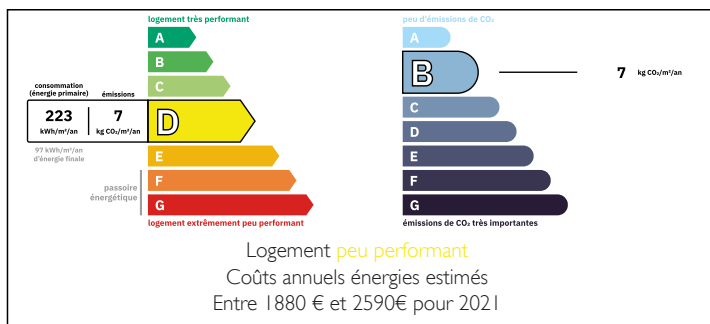
Town:	Pressignac
Department:	Charente
Bed:	4
Bath:	1
Floor:	203 m2
Plot Size:	401 m2

IN BRIEF

This attractive stone building offers plenty of options. A 4 bedroom apartment in good condition above a living room to renovate and a large commercial space including shop, an old bakery, a kitchen workshop area to modernise or convert with a courtyard at the rear. In the village centre. 5km from the Haute Charente leisure lakes and under 10km from the towns of Rochechouart and Chabanais.



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: 1147 EUR

NOTES

DESCRIPTION

This attractive stone building offers plenty of options.

The apartment covers the whole of the first floor, is currently let out and is in good condition throughout. The tenants will leave when the property is sold. There are 4 bedrooms, 2 shower rooms and a lovely open plan kitchen/dining room and lounge. Well insulated, double glazed, heated via modern electric radiators and connected to mains drains, this part of the property is immediately and comfortably habitable.

On the ground floor, work has started on a 2nd lounge with a small but pretty courtyard, at the front of the property.

Also on the ground floor you have the shop space, the laboratory (or 1st kitchen area), cold store, kitchen and the huge bakery space which still houses the commercial bread ovens - a huge room that does need modernisation. Or, of course, the whole space could be converted for a new project or into habitable space. There is a courtyard at the rear.

The property also has a separate barn for parking and storage.

So, a project, certainly, but the asking price more than reflects the works required and the apartment offers lovely living accommodation or potential rental income from day one.

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