LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A22962ED16 Price: 69 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 000 EUR without fees)

Pretty cottage with 2nd house to renovate, barns and garden, close to the leisure lakes















INFORMATION

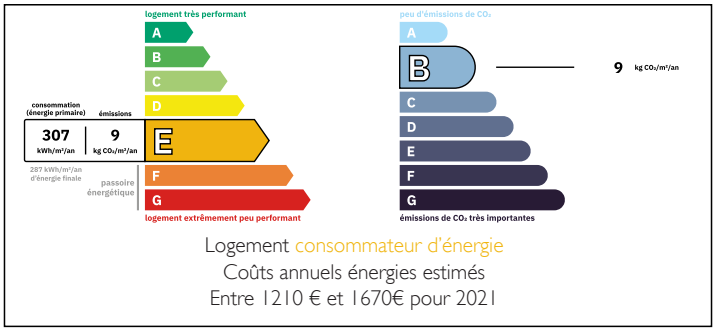
Town:	Pressignac
Department:	Charente
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	4991 m2

IN BRIEF

This ensemble of properties offers bag of opportunities to enlarge and restore whilst having an immediately habitable cottage in the centre. Situated in a small hamlet, close to the Haute Charente leisure lakes, you have a 2 bed habitable cottage with lounge/dining room, kitchen and 2 bathrooms and an old cottage to renovate alongside with concrete floor. On each side of the cottages, you have a barn, in varying condition in need of renovation.

At the rear, a lovely large garden with a small amount of woodland at the bottom and then a separate parcel of forest land.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1210 € et 1670€ pour 2021

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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NOTES

DESCRIPTION

The village centre is a 30 minute walk (2km) with a village bar/restaurant, village store, post office and town hall and the wonderful Haute Charente leisure lakes, offering bathing, sailing, kayaking plus restaurants and snack bars. The market town of Chabanais is 9km (12 minutes) and the medieval town of Rochechouart is 10km (15 minutes), both offering full amenities including choice of bar/restaurants, supermarkets, schools for all ages, doctors and dentists. Limoges airport is a 40 minute drive (46 km).

Main house
Lounge/dining room (31m²), with feature log burning stove, beams and stone walls on show
Kitchen (12m²) with country style units, fridge, oven and dishwasher. Back door onto rear garden and attractive staircase leading to the first floor bedroom.
Bedroom 1 (13m²) with views to the garden and ensuite shower room (3m²)
The flooring is tiled throughout.

Bedroom 2 (42m²) in on the 1st floor with ensuite bathroom (6m²). The main room is effectively split in half with a low beam through the middle so the owners use the first part as a 2nd/private lounge.

Cottage
Room 1 (37m²) with original fireplace
Room 2 (26m²) with bread oven
All windows are double glazed and a concrete floor has been laid.
Above is a large first floor area with velux windows in place.
This property has its own electricity meter.
There is still a lot of work to complete to make it habitable but much of the hard work has been completed.

Barns
Barn 1 (80m²) is to the right of the main house in includes several built in piggeries. Ideal for parking...

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