

UNDER OFFER Immaculate detached hamlet property with beautiful gardens, barns and land.



INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	2
Bath:	2
Floor:	92 m2
Plot Size:	4438 m2

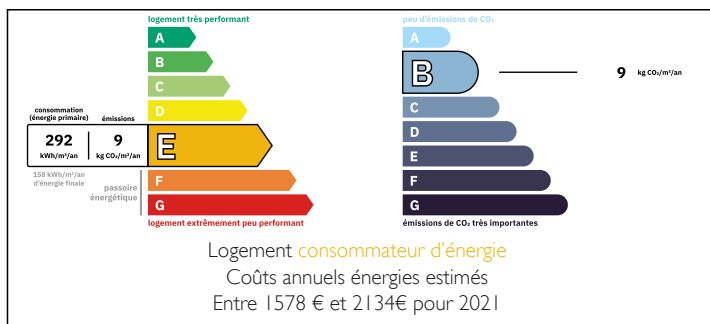


IN BRIEF

Immaculately presented 2 bedroom hamlet property with a beautiful garden in and private setting. It is set back from the country road with a gated entrance and covered parking. The property also offers further development or income with two detached barns and land. The property is double glazed throughout with log burner and electric radiators.

It is ideally situated in a small hamlet between Chabanias (10km) and Rochechouart (10km) and 45km from Limoges airport, and a short distance (5 minutes by car) to the Haute Vienne leisure lakes.

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.



DESCRIPTION

Ground floor

Utility (6m²) attached and accessed externally providing ample storage for all white goods.

Kitchen (9m²) fully equipped with large fridge freezer

Bathroom (3m²) with shower over bath

Lounge (24m²) with log burner and double doors to patio area, and the garden.

Conservatory (15m²) directly accessed from the lounge providing a formal dining area with views of the garden.

Office (9m²) next to the lounge with views to the garden. Could be used as a bedroom.

First floor with pretty landing area providing a large built-in linen cupboard.

Bedroom 1 (17m²) with ensuite 3m², walk in-wardrobe 3m² and beautiful views to the garden and the countryside beyond.

Bedroom 2 (12 m²) with velux.

On entering the property there is a lovely cottage garden with small arbour and seating area. From here the garden seamlessly rolls on to the countryside beyond. It has been lovingly nurtured over the years, and offers a haven of peace and tranquility. It is extremely private and sheltered with mature hedging, trees and borders which have been thoughtfully located to divide up the space (4438m²) perfectly.

Outbuildings

There are two detached barns next to the property. The first (31m²) can be accessed directly from the garden, and the second (57m²) is a short stroll from the house.

The house is on shared septic tank system, which is believed to be confirming - this will be verified.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES