

Immediately habitable 2 bed hamlet house, with project to finish, separate cottage and fabulous views



## INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	2
Bath:	3
Floor:	110 m2
Plot Size:	1226 m2

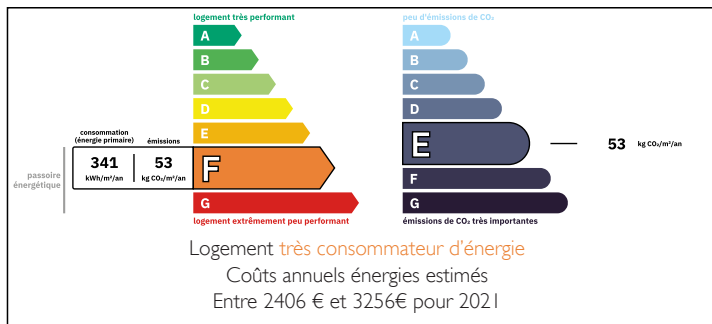


## IN BRIEF

Pretty, country house to finish renovating but immediately habitable with kitchen, lounge, two bedrooms and two shower rooms. Attached barn ready to convert into a large lounge with mezzanine above. Second barn for storage and parking. Separate studio with garage below - ideal for a gite. Lovely gardens and pretty chicken house.

Situated in a small but lively hamlet just 5 minutes from the village of Pressignac with bar/restaurant and 10 minutes from the larger towns of Chabanaise and Rochecouart with full amenities. Limoges airport is a 50 minute drive as is the city centre of Angoulême with TGV to Bordeaux and Paris.

## ENERGY - DPE



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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: 871 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Main House

#### Ground Floor

Kitchen (17m<sup>2</sup>) with double doors onto the terrace, kitchen country style units, hob, oven and extractor fan.

Lounge to the right hand side (which would become a dining room or ground floor bedroom, as desired). Shower room with WC and storage area (3m<sup>2</sup>).

In the barn, with internal openings already made :

Entrance hall with gas boiler for the central heating system

Large room (27m<sup>2</sup>), planned to become the main living room with concrete floor but still has bear walls and no heating or insulation.

#### First floor

Mezzanine above a section of the barn with staircase

Large double bedroom with lovely views

Ensuite bathroom with bath, shower cubicle, hand basic and WC.

Large double bedroom and dressing room

The roof appears to be in good condition and the property is mostly double glazed. The heating is via the gas central heating system (tank buried in the garden) but the owners mostly use the pretty log burning stove in the kitchen.

#### Other

Small barn attached at the rear used for storage.

Outbuilding (10m<sup>2</sup>) used for garden storage next to the house

Lovely vegetable garden with pretty chicken house over the road.

1 bed studio apartment to update with open plan living area and corner kitchen, shower room with WC (dated).

Garage underneath (21m<sup>2</sup>)

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