

"Petit piece of paradise", stunning house with its own lake, on 5879m2 in a superb private setting View soon!



INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	2
Bath:	2
Floor:	198 m2
Plot Size:	5879 m2

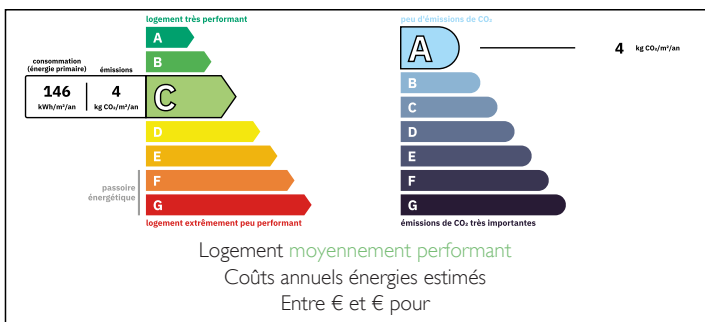
IN BRIEF

This is a fabulous opportunity to purchase your own little piece of paradise comprising of a stunningly renovated detached house set in a beautiful grounds with stunning views of your own lake, situated in a rural hamlet where you can live in nature and profit from your own lake, natural wildlife, fruit and vegetables from your land.

The house will be sold fully furnished and comprises of a large open plan kitchen/dining and living area with stunning views over your lake. There is a downstairs wc, separate bathroom with whirlpool bath, and a large utility room which could be converted into further bedrooms. There is a super mezzanine area which overlooks the large living area downstairs. There are 2 large bedrooms and a shower room. The property is heated by an ecologically...



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.



DESCRIPTION

The property was completely renovated inside in 2021/2022 and will be sold fully furnished.

You enter the property into a large open plan living space comprising of

Kitchen area - with super modern wooden fitted kitchen with an island/breakfast bar offering a superb view of the lake. There is an oven, induction hob, dishwasher, fridge/freezer.

Dining area - spacious dining area with a large solid oak table with space for 6-8 people

Lounge area - a nice cozy area with space for 2 sofas. There is a wood burning fire, perfect for the chilly evenings.

There is laminate flooring throughout.

WC

There is a downstairs wc, with attractively decorated walls and a tiled flooring.

Bathroom

With a feature whirlpool bath, attractive vanity sink, a heated towel rail and tiled walls and floor.

Utility Room

There is a large utility room which runs the length of the house with a worktop and sink, the water heater/heat pump, a freezer, a washing machine and a dryer. It would be possible to make a smaller utility room and further rooms/bedrooms if you wished.

Wooden stairs up to

Mezzanine area

Additional seating area with view to downstairs

Inner corridor to

Shower room - with fitted shower cubicle, vanity washbasin, wc, a heated towel rail and tiled flooring.

LOCAL TAXES

Taxe foncière: 487 EUR

Taxe habitation: EUR

NOTES