

Lovely country property with income potential, over a hectare of land and a stream at the end of the garden



## INFORMATION

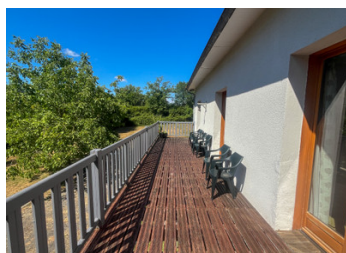
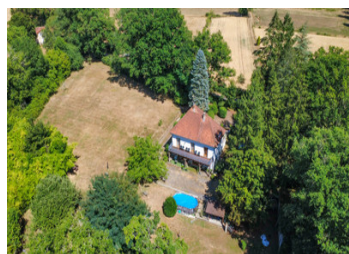
Town:	Pressac
Department:	Vienne
Bed:	5
Bath:	2
Floor:	156 m2
Plot Size:	10974 m2

## IN BRIEF

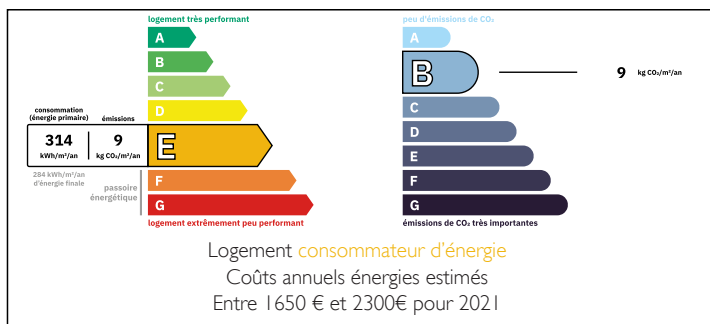
Set on over a hectare of mature grounds in a quiet hamlet and yet just a 20 minute walk from the lovely riverside village of Pressac with its bar, restaurant and bakery, this country property offers the best of both worlds.

It also offers great flexibility in terms of living accommodation. The property could either be used as one large 5-bed home or alternatively, as two self-contained apartments. This would allow one to be either rented as a holiday let (as the current owners do) or just as a handy independent space for friends, family or inter-generational living.

For nature lovers the garden is a real treat with an abundance of mature trees, shady areas to sit and enjoy the view and, the icing on the cake, the river Clain that weaves its way across the end of...



## 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

If you're looking for the peace and quiet of the French countryside coupled with the practicality of having a lively village with amenities just a short walk away, this property could well be the one for you. In addition, the lovely riverside town of Confolens, renowned for its yearly music festival, is only 15 minutes away by car.

Its lovely gardens of over a hectare can be enjoyed from the beautiful balcony stretching across the back of the property giving views all the way down to the stream that forms the end of the property.

The property is split over two floors and can be used as one large home or two independent apartments. It consists of :

Ground-floor :

Hallway : 9m<sup>2</sup> accessed via a pathway from the front of the property

Lounge / Diner : 24m<sup>2</sup> with insert woodburner and doors out to the front terrace

Kitchen : 9m<sup>2</sup> with modern fitted units

Bedroom : 12m<sup>2</sup> with doors out to the rear balcony

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Bedroom : 10m<sup>2</sup> with doors out to the rear balcony

Shower Room : 4m<sup>2</sup>

Lower Ground Floor :

Kitchen : 15m<sup>2</sup> with doors out onto the rear terrace and garden

Lounge : 18m<sup>2</sup>

Hallway : 3m<sup>2</sup>

Bedroom : 15m<sup>2</sup>

Bedroom : 16m<sup>2</sup> with doors out onto the rear terrace and garden

Laundry Room : 5m<sup>2</sup>

Shower room : 5m<sup>2</sup>

There is also a large attic above the property that could provide further living accommodation if

## LOCAL TAXES

Taxe foncière: **627 EUR**

Taxe habitation: **EUR**

## NOTES