

Ref: A38476|MR86

Price: 249 000 EUR

agency fees to be paid by the seller

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.





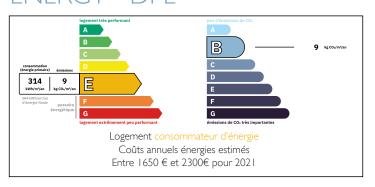
It also offers great flexibility in terms of living accommodation. The property could either be used as one large 5-bed home or alternatively, as two self-contained apartments. This would allow one to be either rented as a holiday let (as the current owners do) or just as a handy independent space for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

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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.





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LOCAL TAXES

Taxe foncière: 627 EUR

Taxe habitation: EUR

NOTES

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: 9m² accessed via a pathway from the front

of the property

Lounge / Diner: 24m² with insert woodburner and

doors out to the front terrace

Kitchen: 9m² with modern fitted units

Bedroom: $12m^2$ with doors out to the rear balcony Bedroom: $12m^2$ with doors out to the rear balcony Bedroom: $10m^2$ with doors out to the rear balcony

Shower Room: 4m²

Lower Ground Floor:

Kitchen: $15m^2$ with doors out onto the rear terrace

and garden Lounge : 18m² Hallway : 3m² Bedroom : 15m²

Bedroom: 16m² with doors out onto the rear

terrace and garden Laundry Room : 5m² Shower room : 5m²

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

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