LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40887SVA16 Price: 68 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (61 400 EUR without fees)

Attractive hamlet house renovation, 2 bedrooms, open plan kitchen, converted loft, beautiful adjoining land















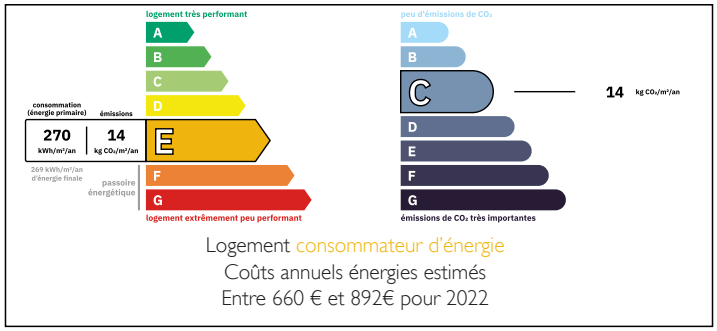
INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	10165 m2

IN BRIEF

Lovely village house, semi detached, in delightful surrounding land with an open view featuring mature trees, ideal for grazing animals or chickens.
A living room and combined kitchen with wood burning stove, 2 bedrooms on the ground floor, a large shower room and toilet, laundry room and access to the wood storage and terrasse at the rear of the house.
Ideal holiday lock-up or small home. In a the Perigord Vert nature park, perfect for country walks, lakes nearby for bathing, fishing, canoeing and their beach restaurants. The historical market town of Rochechouart with its impressive castle is 8 kilometres, 40 minutes to the airport of Limoges.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 660 € et 892€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**359 EUR**

NOTES

DESCRIPTION

On the ground floor, open kitchen/dining room with woodburning stove, bedroom 10m², bedroom 2 (8.4m²), corridor with storage 4.7m², the shower room and w.c 10m² has a chic teak yacht flooring, a very attractive feature. The laundry room with storage and gas water heater 3.2m². Rear doorway with steps down to the wood storage and access to the terrasse and garden.

The upper floor with a steep staircase has plenty of space to make a large master bedroom or lounge area. The eaves are insulated but need boarding to finish.

Double glazed, insulated roof and bathroom extension, gas water heating, fosse sceptic.

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

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