

Charming countryside home with a living area of 124 m , complemented by a 35 m



INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	6
Bath:	2
Floor:	159 m2
Plot Size:	4700 m2

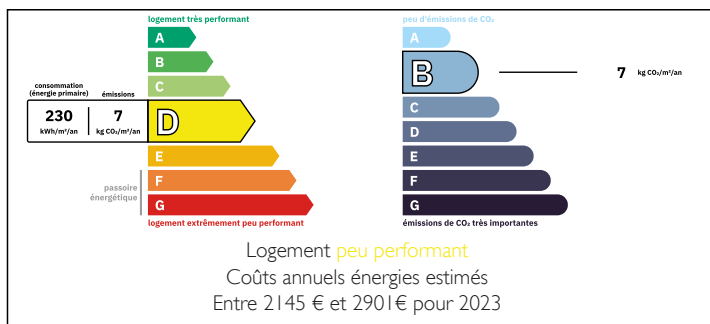


IN BRIEF

Charming countryside home with a living area of 124 m², complemented by a 35 m² independent guest house, all set on a generous 11,700 m² plot.

Located in Pressignac, this property is a true haven of peace, offering calm and serenity in a beautiful natural setting.

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

This single-storey home offers generous living space and a pleasant lifestyle. It features four spacious bedrooms, a study, a fully equipped kitchen, a bathroom, and a large, bright living room with a charming fireplace. The living area opens onto a spacious 20 m² terrace with lovely views over the garden.

At the rear of the house, there are two additional bedrooms as well as a wine cellar.

An independent guest house (gîte), also located at the back of the property, completes the offering. It includes a large open-plan living area of 32 m² with a mezzanine, a fully equipped kitchen, and a bathroom with WC. Outside, the gîte benefits from its own private terrace and an above-ground swimming pool.

The 11,700 m² plot surrounds the property and offers numerous possibilities for further development or landscaping.

This charming home is ready for you to make it your own and unlock its full potential.

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

LOCAL TAXES

Taxe foncière: 931 EUR

NOTES