LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47869ED16 Price: 72 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (66 000 EUR without fees)

UNDER OFFER Attractive 2 bedroomed village house, close to the Haute Charente leisure lakes















INFORMATION

Town:	Pressignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	369 m2

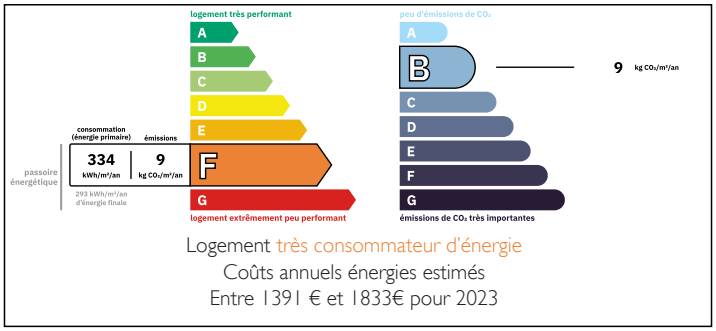
IN BRIEF

This spacious 2 bedroomed home is ideal for a lock up and leave holiday home, but spacious enough for permanent living too. Lounge with feature fireplace, kitchen, open to the dining room and cave on the ground floor. 2 large bedrooms, bathroom and generous landing with far reaching views on the 2nd floor. Convertible attic above.

There are 2 sitting areas in front of the house and then a separate garden just down the lane (a chemin vert) so perfect for a veg plot or just to enjoy the wonderful wildlife and peace and quiet.

The village has a lovely bar/restaurant and local store a gentle stroll from your door and the Haute Charente leisure lakes are just 5km away offering bars/restaurants, sailing, kayaking, bathing, horse riding, fishing and wonderful walks. The towns of Chabanais (7km) and Rochechouart (10km) both offer full amenities including supermarkets, restaurants to suits all tastes and a good weekly market in Chabanais.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1391 € et 1833€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **523 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Lounge with log burning stove and beautiful oak floor
Kitchen which includes the white good
Dining room
Generous entrance hall
Cave/Utility room

FIRST FLOOR
Bedroom 1
Bedroom 2
Landing
Bathroom with bath, sink and WC

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