

This super cute cottage located in the heart of this much sought after popular village is worth viewing asap!

EXCLUSIVE



INFORMATION

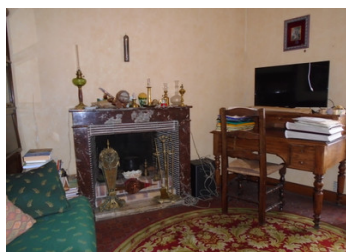
Town:	Pressac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	291 m2

IN BRIEF

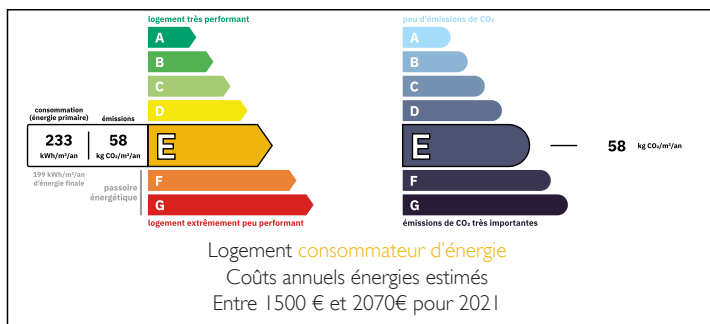
This super cute cottage is located in the heart of a very very popular and highly sought after village. Early viewing would be highly recommended.

The property comprises of Entrance Hallway, living room, dining kitchen, on the first floor there are 2 bedrooms with an adjoining bathroom and on the third floor there is another small bedroom and an area containing washbasin which could be converted to another bathroom) and beyond is a convertible loft space.

There is no attached garden but there is a piece of land which will be sold with the property and is a short distance from the property.



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

In further detail:-

Entrance Hallway approx 6m² with a nice bright entrance vestibule leading on to a series of storage cupboards and a tiled flooring.

Leading off from the hallway is a half glazed door leading into the living room (12m² approx) which has a lovely marble fire surround and should you wish to install a woodburner this would make this a lovely cozy living room.

There is a tiled floor and there are currently a series of bookshelves installed.

At the end of the hallway is the large kitchen/dining room (approx 22m²) with a tiled flooring and a half glazed door to the exterior. There are a range of fitted wooden cupboards which, with a coat of paint could transform them into a charming country kitchen. There is ample space for a large dining table and furniture. There is an understairs storage which currently houses the fuel tank for the central heating. There are oak stairs leading upto the first floor.

At the top of the stairs there is a small landing/lobby area (approx 7m²) with wooden parquet flooring and doors leading off to both bedrooms.

Bedroom I - 14m² approx

A good sized bedroom with a wooden parquet floor and a view to the front of the property. There is a door leading into the

Bathroom - 3m² approx

A partially tiled bathroom with a bath and a shower over the bath, a large sink. Leading from the bathroom is the

WC -...

NOTES