

Charming 4 bed family home with in an ground swimming Pool nr Pressac



INFORMATION

Town:	Pressac
Department:	Vienne
Bed:	4
Bath:	4
Floor:	170 m2
Plot Size:	6092 m2

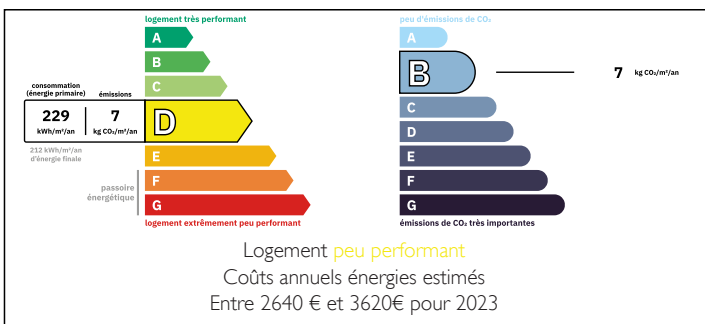
IN BRIEF

Located in a peaceful rural setting just a couple of km's from the village of Pressac, this charming bright home offers comfortable and well-designed living spaces, making it ideal as a main residence or second home.

Pressac is a peaceful rural village in the Vienne department, close to the Charente border. Surrounded by green countryside, rivers, and woodland, it offers a tranquil lifestyle while still providing local amenities such as shops, a school, and restaurants. The area is ideal for those seeking calm, nature, and a traditional French way of life.



ENERGY - DPE



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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.



DESCRIPTION

On the ground floor, the property features a bright open-plan living area (59.19m²) with a fitted and equipped kitchen, complete with a central island and a wood burner, creating a warm and welcoming space. Staircase 1 leads from the living area to the first floor. This level also includes bedroom 1 (19.15m²) with door leading out to the garden, an en-suite shower room (2.73m²), a utility room (6.44m²), a WC (1.12m²), and a pantry (2.3m²).

Upstairs, the property offers a spacious landing, ideal for an office space (11.14m²). Bedroom 2 (23.6m²) which includes a dressing room and an en-suite bathroom (8.13m²) with bath, shower, basin & wc. Bedroom 3 (17.88m²) which also has an en-suite bathroom (4.65m²) with shower, basin & wc. Landing with 2nd staircase leading to Bedroom 4 (12.3m²) and a bathroom (4.94m²) with shower, basin & wc.

Outside, the property benefits from a spacious garden featuring a 10 x 5 m in-ground swimming pool, complete with security fencing and a pool house. There is also a pretty natural pond, adding to the charm of the outdoor space. The property is surrounded by countryside with just one neighbour. A garden shed provides additional storage. The property is accessed via an electric gated entrance, with private parking, and also features a covered terrace, ideal for outdoor dining and relaxing.

- *Central heating via a pellet boiler
- *Double glazed
- *Recently installed septic tank
- *Fibre optic internet
- *Security system

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: **834 EUR**

Taxe habitation: **EUR**

NOTES