



## Character country house with income potential,

86460, Pressac, Vienne, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 3 Baths

Character country house with income potential

# €267,500

Ref: BVI59986

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

Sympathetically renovated home offering two further houses, many original features and lots of potential. On the ground floor of the main house is a kitchen diner leading onto lounge area with a fireplace. There are two tasteful bedrooms on this level and two bathrooms with WCs. Upstairs are two further bedrooms, a W.C. and an attic area. This house like the rest of the property has double glazing, oil fired central heating and recent electrics. The properties are connected to mains drainage. The second cottage is habitable with a living area, bedroom and shower room and access to an attic area. The third home requires more work and is basically two rooms with attic above. There are barns attached to the living spaces to expand into, two garages, a large detached barn next to the two acre field and further stone outbuildings and a bread oven. Total land is 2 hectares 8983 m2 Asking price reflects the size of the property and the investment in the structural integrity of the buildings. 2 kms from the village of Pressac with commerce and two restaurants. Confolens at 10 minutes drive.

Price including agency fees : 267.500 €

Price excluding agency fees : 250.000 €

Buyer commission included: 7 %



Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 