

Modern detached 3 bed house with large garage, kennels and garden in an attractive village.



## INFORMATION

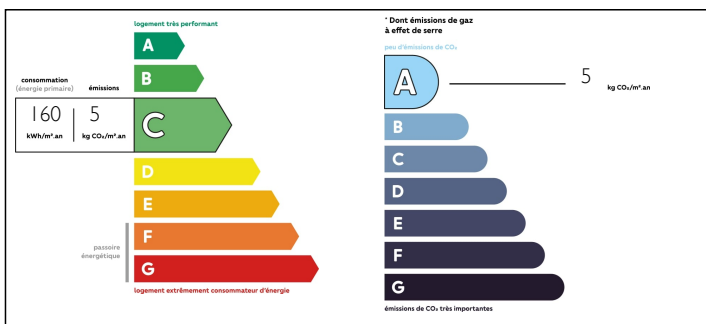
Town:	Pressac
Department:	Vienne
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	5343 m2

## IN BRIEF

An attractive property, over one level, built in 2012. This modern house has all the mod cons you need for comfortable living all year round. Double glazed with electric roller shutters, automated velux windows, and blinds, in the vaulted living room ceiling, air conditioning units, underfloor heating and brand new roof fitted solar panels supplying your electricity. The stunning central living room and modern kitchen offers 60m<sup>2</sup> of living/entertaining space with patio doors leading out to the private covered terrace overlooking the back garden. The large attached garage has fully electric doors and the detached outbuilding currently offers 4 kennels as well as 3 storage sheds/cupboards. With plenty of room in the pretty garden for a pool this property is perfectly located near the centre of this vibrant village with its own boulangerie, pizzeria and restaurants.



## 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

Automated electric gates welcome you at the beginning of the driveway leading to this lovely house. The front of the property offers plenty of parking and access to the large, 45m<sup>2</sup>, garage with electric up and over door.

The impressive living area is in the centre of this property, a bright space with windows to the front, patio doors to the rear and fully automated velux windows in the delightful vaulted ceiling. The kitchen area has high gloss fitted units and an island with integrated induction hob. The separate pantry area next to the kitchen offers even more storage space if needed.

To one side of this central room is the master suite; A large bedroom, 23m<sup>2</sup>, with patio doors out to the rear terrace, ensuite bathroom with tiled shower and a dressing room with fitted wardrobes.

The other side of the living area is a corridor leading to 2 further good sized bedrooms (12m<sup>2</sup> and 11m<sup>2</sup>) a bathroom, with bath, and access to the attached garage as well as a hatch to the attic space above.

The garage houses the electric hot water heater (potential to be connected to its own dedicated solar heater) and has a pedestrian door to the back garden so can be used as a workshop/storage area for garden equipment.

To the rear of the property is the detached outbuilding with 4 kennels and 3 storage areas all with concrete floor.

The large attached garden has walnut trees and fruit trees as...

## LOCAL TAXES

**Taxe foncière: 838 EUR**

## NOTES