

Modern 3 bed, maintenance free villa with large shared pool and lovely views over Brossac lake. Set in a private plot of land of 890M .



INFORMATION

Town:	BROSSAC
Department:	Charente
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	890 m2

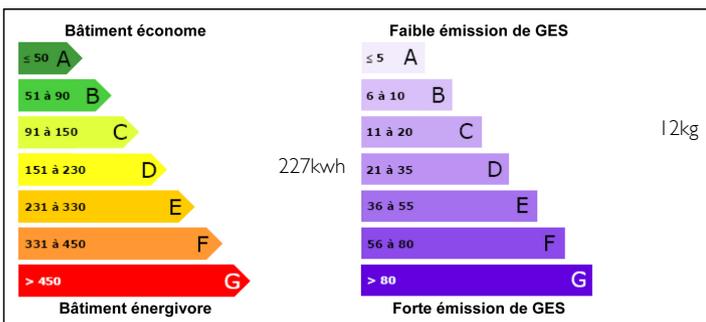


IN BRIEF

Lovely home or holiday home set on the edge of a wooded park with large shared pool, swimming and fishing lake and approx. 6000€ rental income if desired. A tranquil environment to escape to, but with lots of amenities and activities within a few minutes' walk.



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

The villa is situated among pine trees and provides the perfect solution for stress free holidays. It comes fully furnished and has the use of a large swimming pool and children's play area which is covered by an annual maintenance charge 1000€ and includes the upkeep of all the gardens.

The villa is bright and spacious, and is presented in excellent order, it comprises of:

KITCHEN/LIVING ROOM (29m²) fully fitted modern kitchen with oven, hob, dishwasher and microwave oven. Sitting area with French doors leading onto covered terrace.

Hall leading to:

BEDROOM 1 (9.3m²) with shower room (3.m²)

Large shower, W.C., hand basin.

BEDROOM 2 (9.5m²)

BEDROOM 3 (9.4m²)

W.C

BATHROOM (4.6m²) white bath and basin.

Washing machine

GARDEN

TERRACE (32m²)

PRIVATE PARKING AREA

LOCAL TAXES

Taxe foncière: **639 EUR**

Taxe habitation: **554 EUR**

NOTES

On the edge of the park there is a private restaurant overlooking the lake from its large terrace, a nortic ski center, and a 'Clubhouse' with bar/restaurant, indoor pool, spa, and squash court along with many other activities. You are only 500m from the nearest village 'Brossac' which has everything you need, butchers, bakers, chemist, bank, hairdressers and a Spar.

There is an on-site letting agency who can organise bike hire and also cleaning, bed linen, etc., for those wishing to generate an income from their investment, although all owners are free to organise their own lettings, changeovers and cleaning services.