

***UNDER OFFER* SUPER maintenance free, holiday villa on wooded lakeside holiday village with shared pool.**



INFORMATION

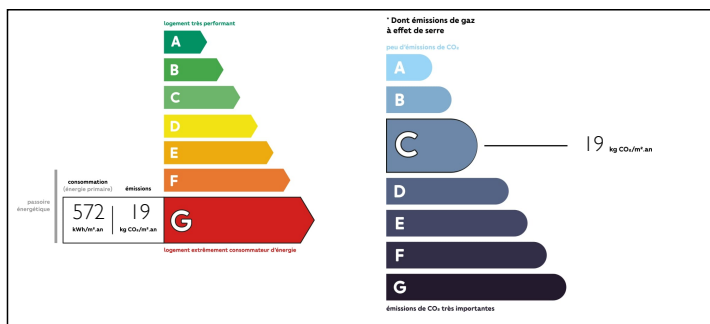
Town:	Brossac
Department:	Charente
Bed:	2
Bath:	1
Floor:	63 m ²
Plot Size:	869 m ²

IN BRIEF

Charming 2/3 bedroom HOLIDAY HOME set on the edge of a beautiful holiday park with large shared pool, swimming lake and 869m² of private land.



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.



LOCAL TAXES

Taxe foncière: 530 EUR

NOTES

DESCRIPTION

The holiday villa is situated among pine trees and provides the perfect solution for a stress-free holiday.

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 of approx 2000€ which also includes the upkeep of all the gardens.

The villa is bright and spacious, it is presented in excellent order.

OPEN PLAN LIVING AREA (30m²) with a modern fitted kitchen offering a range of base and wall storage units

BEDROOM 1 (10.25m²)

BEDROOM 2 (8.8m²)

BEDROOM 3/STORAGE ROOM (6m²) Big enough for a double bed or single bunk beds.

W.C.,

BATHROOM (4.5m²) white bath, hand basin and separate shower unit.

OUTSIDE there is a covered TERRACE (21.5m²)
Garden shed, all on 869m² of private land.

On the edge of the park there is a private restaurant overlooking the lake from its large terrace. 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 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. This is a great holiday villa, which is perfect to escape to, not just in the summer months.
SOLD FULLY FURNISHED
HIGHLY RECOMMENDED.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>