

A modern three-bedroom house adjacent to the Etang Vallier lake with access to a large shared swimming pool.

EXCLUSIVE

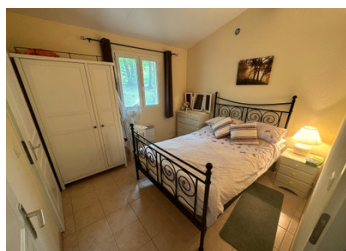


INFORMATION

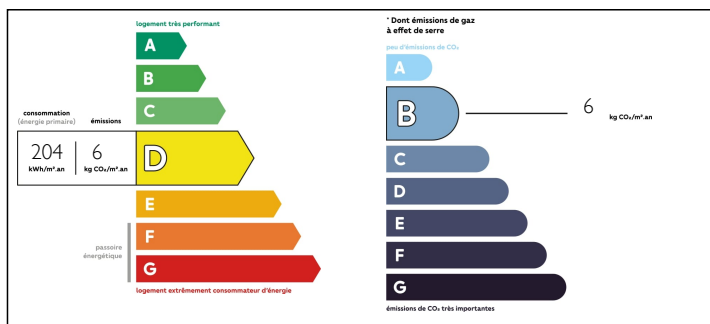
Town:	Brossac
Department:	Charente
Bed:	3
Bath:	1
Floor:	75 m ²
Plot Size:	850 m ²

IN BRIEF

Charming 3-bedroom holiday home set on the edge of a beautiful park with large shared pool, lake and potential for approximately 5 000 € per annum in 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 1200€ and includes the upkeep of all the gardens. (water and electricity not included)

This property includes a very useful outbuilding with freezer

Private Parking for several cars

Furniture and appliances included

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

Kitchen and living room (26m²) fully fitted modern kitchen with oven, hob, dishwasher and microwave oven. Sitting area with French doors leading onto large covered wooden decking terrace.

Hallway to:

Bedroom 1 (9.3m²) with shower room (2.5m²)

Bedroom 2 (9.3m²)

Bedroom 3 (8.5m²)

Family Bathroom (4.6m²) with washing machine WC

LOCAL TAXES

Taxe habitation: **702 EUR**

NOTES

On the edge of the park there is a private restaurant overlooking the lake from its large terrace, a 'Clubhouse' with bar/restaurant, along with many other activities. The property is only 500m from Brossac, the nearest village which has everything you need, butchers, bakers, chemist, bank, hairdressers and a Spar supermarket.

The on-site letting agency can organise bicycle hire as well as cleaning, changes of bed linen, etc, for those wishing to generate a rental income from their investment. However, owners are free to arrange their own lettings, changeovers and cleaning services