LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38138JR16 Price: 178 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 000 EUR without fees)

A deceptively spacious three-bedroomed bungalow with heated pool just a few minutes from Aubeterre-sur-Dronne















INFORMATION

Town:	Pillac
Department:	Charente
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	1977 m2

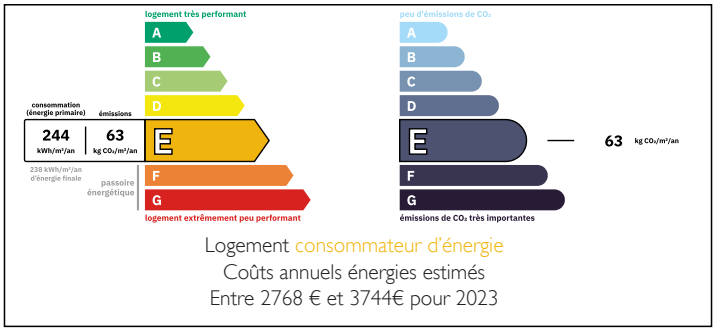
IN BRIEF

Three generously sized bedrooms each with more than enough space for large double beds make this family home ideal as a full time residence or a "lock up and leave" holiday home. This property enjoys an enviable position on the edge of a secluded hamlet. The front garden is mainly laid to lawn with an attractive terrace for summer dining with friends and family.

The open-plan living room, kitchen and dining area is light and airy with direct access out to the from garden.

The rear garden is bordered by walnut orchard which provides additional privacy for those using the heated in-ground swimming pool.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2768 € et 3744€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**906 EUR**

NOTES

DESCRIPTION

Discover this beautifully maintained bungalow of 90 m² in the heart of rural Charente, nestled on the edge of a peaceful hamlet in the Nouvelle-Aquitaine region. Just a few minutes from the picturesque village of Aubeterre-sur-Dronne, this home offers both tranquility and access to local amenities — cafés, restaurants, a small supermarket, pharmacy, and more.

Interior & Living Space

Step into a light, airy open-plan living area that seamlessly blends kitchen, dining, and lounge. Exposed wooden beams and a wood burner give the space character and warmth, while large windows and patio doors create a natural link with the outdoors and terrace.

There are three double bedrooms, one of which is en-suite, plus a family bathroom — ideal for families, couples, or holiday renters.

A separate utility room houses modern amenities (washing machine, dryer) and supports the central gas heating system.

Outdoor Space & Leisure

Set on a generous 1,977 m² plot, the property offers a beautifully landscaped garden surrounded by a walnut orchard, providing privacy and shade.

A terraced area invites al-fresco dining, while the heated in-ground swimming pool is a standout feature — perfect for relaxing during warm summer days.

In addition, there is a wooden workshop / garden cabin with its own terrace, ideal for creative use (studio, office) or storage.

Location, Lifestyle & Access

This home offers a quiet, countryside lifestyle while being within easy driving distance of Aubeterre-sur-Dronne, known for its historic charm and river activities.