



Ref: A32355AMS16 Price: 89 001 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 910 EUR without fees)

Lovely 2 bed home; attached garden; lakes views; holiday village location; amenities walking distance.



# INFORMATION

Town: Écuras

Department: Charente

Bed: 2

Bath:

Floor: 56 m<sup>2</sup>

Plot Size: 348 m<sup>2</sup>





#### IN BRIEF

Lovely property located on a private holiday village neart the Charente/ Dordogne border. Comprises a cosy two bed detached house with attached garden.

The house has approximatley 60m2 habitable space set over two levels. It comprises an open plan living space (salon, dining room and kitchen), two bedrooms (one with a balcony and lake views), bathroom with shower and lavatory.



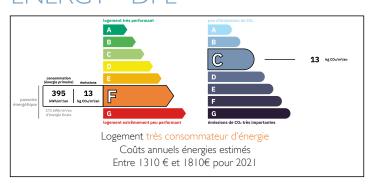
The attached garden is to the side and rear of the house and offers a private outdoor space with a tall hedge boundary.





Basic amenities are within walking distance while full. amenities can be found in the nearby market town of Montbron (

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.





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### LOCAL TAXES

Taxe foncière: 443 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Lovley detached villa ideal as a holiday home or can be lived in all year round as the secure holiday park is always open.

This fully furnished house comprises:

On the main level (street level):

Entrance hallway leading to all rooms on this level. Two bedrooms; one with views of the front of the property and the larger master bedroom wirth a balcony and views over the rear garden and village leisure lake beyond.

Bathroom with walk-in shower, washbasin and lavatory.

A wooden staircase leads down to the second (lower) level that comprises a large open plan space that comprises a fully equipped kitchen (recenly updated with new appliances), dining room and living room with full height French windows and access to the terrace and garden.

All windows are double glazed and all rooms have electric radiators. The house is connected the villages mains drains system.

Outside, there is a attached garden of 300m2, bounded by tall hedges to create a private outdoor space. There is also a tiled terrace and small storage shed for garden tools.

Thre is a possibility to extend this property, subject to obtaining proper permission.

The village's association maintains the public areas.

A lovely property in a great location, ideal as a holiday home or as an investment to generate rental income.

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

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