

Lovely holiday or family home with lovely garden and views over the lake

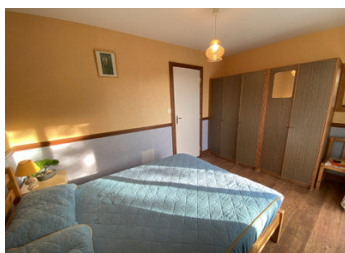


INFORMATION

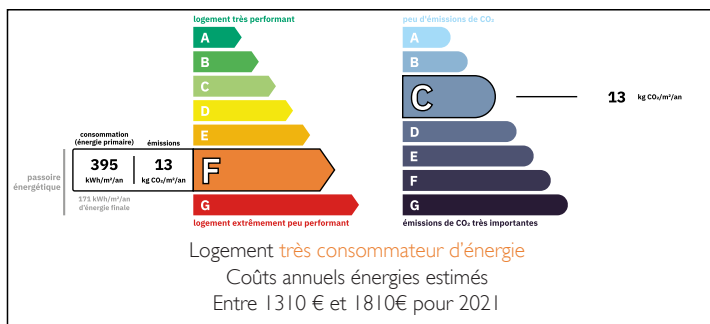
Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	348 m2

IN BRIEF

Pretty detached property located on a fully established and secure holiday park, only 6kms from Montbron with all amenities, and only a short walk to an 18-hole International Golf Course. Comprising: Entrance hall, bedroom and shower room, second bedroom with balcony overlooking the beautiful and peaceful leisure lake. The ground floor: offers a spacious living room with open-plan fully-equipped fitted kitchen. On-site activities include fishing, tennis, use of a heated pool, and free wild swimming in the leisure lake, perfect for holidays or can be used all year round as a family home.



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

Lovley detached villa ideal as a holiday home or can be lived in all year round as the secure holiday park is open. This fully furnished property offers An entrance hall, with two bedrooms and seperate shower room, the master bedroom offer views over the leisure lake from the balcony. The ground floor offers an open lounge, and fully fitted kitchen recently updated with new appliances, and large sliding double glazed patio doors opening onto the rear terrasse and 300m² private gardens. This property is double glazed through-out, and has high speed internet, the modern electric radiators keep it nice and snug. Thre is a possibility to extend this property with the correct permissions. This property is connected to mains drainage,. The park's association maintains the public areas, and the swimming pool with free use of sunbeds and parasols, other features offered by the park are tennis, fishing in the lake, table tennis, boules, and an international 18 hole golf course is only a short walk away.

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

LOCAL TAXES

Taxe foncière: 443 EUR

Taxe habitation: EUR

NOTES