

Charming 2-bedroom property with stunning views and a pool, set in a magical location!

EXCLUSIVE



INFORMATION

Town:	Les Essards
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1340 m2

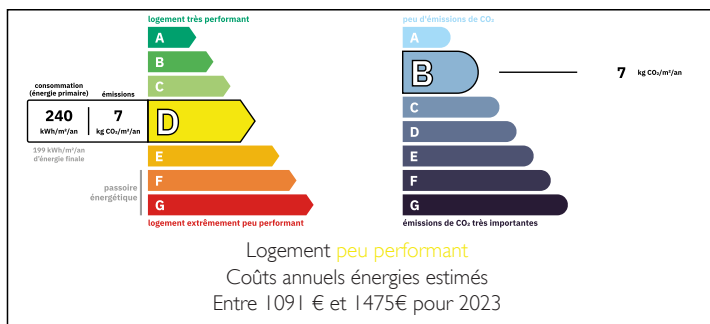
IN BRIEF

Nestled in the heart of the Golden Triangle, between Aubeterre, Chalais, and Saint Aulaye, this property boasts an unbeatable location with plenty of rivers, beaches, and easy access to shops, restaurants, and all essential amenities. The breathtaking views and prime setting make this property a true gem!

Easy access to the N10, with Angoulême and Bordeaux just a short drive away.



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

This modern 2-bedroom property offers an open-plan living area with a central log burner and a fully fitted kitchen-diner with practical utility space.

Upstairs, you'll find two bedrooms and a convenient vanity room. Both bedrooms feature fantastic balconies with views over the Charentaise countryside.

The standout feature of this property is the large, flat, gated garden with beautiful views. The pool area includes a recently installed 8m x 4m heated pool, a covered dining area, a spacious paved terrace, and practical storage.

There's plenty of room to extend the house if desired.

LOCAL TAXES

Taxe habitation: EUR

Kitchen: 19m², fully fitted with dining area and storage

Utility area: 5m²

Shower room: 4m²

Lounge with wood burner and garden access: 27m²

Upstairs:

Bedroom 1 with views & balcony: 14m²

Bedroom 2, double aspect with views & balcony: 14m²

Vanity room with WC & sink: 2.5m²

NOTES

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