

OFFER ACCEPTED. Two bedroom bungalow with garden in a holiday village; adjacent to golf course.

## EXCLUSIVE



## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	387 m2

## IN BRIEF

A lovely property comprising a detached two bedroom single storey house and its attached garden.

Located on a fully established and secure holiday village set amongst the beautiful countryside near the Haute Charente and almost on the Dordogne border. On-site activities include fishing, tennis, use of two heated pools, and lake swimming.

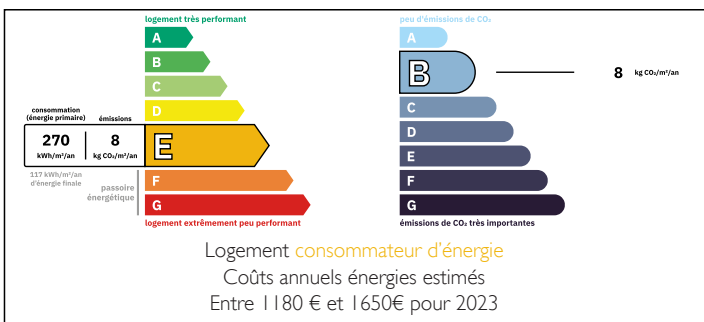
The market town of Montbron, with full amenities, is 8km and an international golf course is a short walk away.

The house offers 56m<sup>2</sup> habitable space and comprises two bedrooms, bathroom, with shower, separate lavatory and open living space that includes salon, dining room and fully equipped kitchen.

Outside is a attached private garden of a



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A lovely two bedroom bungalow of 56m<sup>2</sup> habitable space with terrace and attached garden on a plot totalling 387m<sup>2</sup>.

Located on an established and secure holiday village that is open all year round and within walking distance of amenities. 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, crazy golf, fishing in the lake, table tennis, boules, and a small sand beach at one end of the adjacent leisure lake. There is also a restaurant and small supermarket.

The house enjoys lovely views over an adjacent large leisure lake and is also within walking distance of an international golf course with popular clubhouse/bar-restaurant.

A side entrance opens onto an entrance hallway (6.5m<sup>2</sup>) with fitted cupboards. It leads to all the rooms and then opens onto an open plan living space (26.5m<sup>2</sup>) that comprises salon, dining room and fully fitted kitchen and enjoys views over the small front garden and lake beyond. Additionally, there are two bedrooms (11.5m<sup>2</sup> & 8m<sup>2</sup>), a shower room (3m<sup>2</sup>) and separate lavatory.

Outside, there is a tiled terrace (20m<sup>2</sup>) and small garden at the front and a larger, more private garden at the rear. There is also private parking for up to two cars.

The house has double glazing throughout, electric radiators and is connected to mains drainage. It is in good overall condition.

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