

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

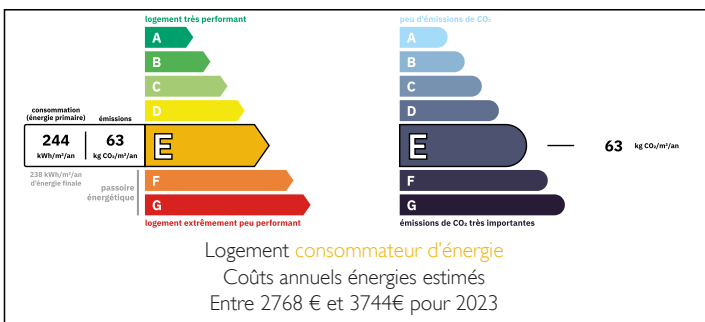
Three generously sized bedrooms each with more than enough space for large double beds make this family home ideal as a full time residence or a "lock up and leave" holiday home. This property enjoys an enviable position on the edge of a secluded hamlet. The front garden is mainly laid to lawn with an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



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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

Set on the edge of a tiny hamlet within the commune of Pillac 16390, this very attractive home is just a short drive to the picturesque village of Aubeterre-sur-Dronne with numerous bars, restaurants and cafes as well as a small supermarket, tabac, bank and pharmacy.

The river Dronne which marks the border between Charente and Dordogne runs along the edge of Aubeterre and is a popular centre for all manner of water based activities.

The property benefits from three double bedrooms, one of which is en-suite; a family bathroom; spacious kitchen, living and dining room with wood burner, character wooden beams and direct access to the outside terrace for al fresco dining on the pretty tiled terrace. There is also a separate utility room with washing machine, tumble drier and modern gas central heating boiler.

A great feature of this property is the large, yet manageable front and rear gardens.

The secluded rear garden is where the heated in-ground swimming pool is to be found as well as the wooden workshop and garden storage cabin with its own terrace.

Walks through the countryside on numerous tracks and paths provide endless opportunities for outdoor exercise.

Please request a copy of our floor plan for layout and measurements.

Major items included:

Ride on Lawnmower

Freezer

Washing Machine and Drier

Flat Screen TV

All major furniture, beds and mattresses

Numerous small items

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