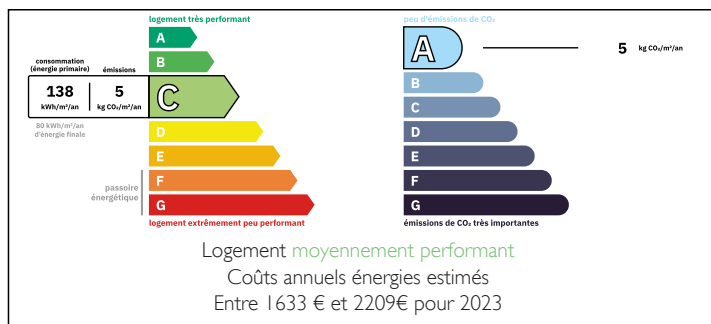


Immaculately Presented Modern Bungalow with Pool, Views, Double Garage and Gardens in Brossac

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Brossac
Department:	Charente
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2760 m2

IN BRIEF

Set in the thriving village of Brossac, this immaculate three-bedroom modern bungalow offers comfortable, low-maintenance living with fabulous outdoor space, a swimming pool and far-reaching countryside views. Tucked away behind electric gates, the property is approached via a private driveway leading to a double garage and carport.

Inside, the beautifully presented accommodation includes a welcoming entrance hall with excellent storage, a spacious open-plan living, dining and kitchen area with breakfast bar, plus a pantry and utility/storage area. The master bedroom enjoys views over the pool and garden and has a stylish en-suite shower room with double basin. Two further bedrooms include one currently used as a dressing room, while the large hallway provides a useful home office area.

Outside, the covered terrace, unique cosy seating

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

Located in the thriving and popular village of Brossac, this beautifully presented modern bungalow offers an enviable combination of comfort, practicality and outdoor living, with a fabulous swimming pool, extensive views and a wonderfully low-maintenance setting.

Approached through electric gates, a private driveway leads down to the property, with excellent parking, a double garage and a useful carport. The house itself is tucked away in a peaceful position, enjoying lovely views across the gardens and surrounding countryside.

The front door opens into a generous entrance hall, where practical built-in storage provides plenty of space for coats, shoes and everyday essentials. The hall itself has also been cleverly put to use as a home office, creating a very practical workspace without compromising the main living accommodation.

At the heart of the property is the impressive open-plan living space, combining a comfortable lounge and seating area with a dining area and modern fitted kitchen. The kitchen benefits from a breakfast bar and plenty of storage, while a practical pantry and utility/storage area are conveniently accessed directly from the kitchen.

The master bedroom is a lovely light room with views towards the garden and swimming pool. It has excellent storage and a modern shower room with walk-in shower and double basin.

There are two further bedrooms. The second bedroom has useful built-in wardrobes, while the third bedroom is currently arranged as a walk-in dressing room. This could easily be converted back into a bedroom, or would make an excellent study, hobby room...

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