



Fully modernized 4 bedroom villa,

16210, Les Essards, Charente, Nouvelle-Aquitaine

€295,000

Ref: 42710m0

* 4 Beds * 2 Baths * 140m2

This superb villa has been fully modernized with spacious accommodation and provides a well-equipped and comfortable permanent residence or holiday home. It has 4 bedrooms, 2 bathrooms, a large lounge and dining area and a fu

Property Description

This is a superb farmhouse, having been recently fully modernized. It has spacious accommodation and provides a well-equipped and comfortable base which offers a great opportunity for use either as a permanent residence or a holiday home. It currently generates rental income in the Summer months.

Included within the Property are 4 bedrooms, 2 bathrooms, a large lounge and dining area and a fully fitted kitchen with all modern conveniences. Outside on the large secluded veranda there is a shaded lounge and dining area. Additionally there is a superb salt water private swimming pool (12x 6m) with a large patio for basking in the sun in complete privacy. The pool has recently been relined and heating installed.

The house is light and airy but has thick walls and shutters keeping it cool in the heat of the Summer. In Winter it has the benefit of oil fired central heating and a log burning stove. It is fully double glazed with extensive roof insulation and maintenance free shutters.

It has a double garage and other outbuildings. The property has a large garden surrounded by a high hedge which includes an extensive driveway offering parking for at least six cars.

Charente is a department in southwestern France, in the Nouvelle-Aquitaine region, named after the Charente River, the most important river in the department, and also the river beside which the department's two largest towns, Angoulême and Cognac, are sited.

This part of the Charente boasts one of the best climates in France, with the highest number of sunshine hours after the Mediterranean. It is a rural area that combines the tranquility of the unspoiled Charente countryside with the availability of many activities.

The house is situated near the border with the Dordogne in a small hamlet not far from the market towns of Aubeterre sur Dronne, St Aulaye and Riberaç.

It has easy access to many larger towns and has an airport within an hours drive with another two within two hours drive. It is only forty minutes to Angouleme and the TGV station which can take you to Paris in well under three hours.

Accommodation:

Lounge and dining area with French windows to veranda, recently added to the house and providing a further large area for Summer dining and relaxing .

Fully fitted kitchen.

Master bedroom with king sized bed and ensuite bathroom with bath and shower

Three further double bedrooms

Second bathroom with wet shower

Partially floored attic with extensive storage area and potential to extend

This property has been owned by present owner for twelve years and has been extended and improved on a regular basis. It still has vast potential for further work if desired or can simply be enjoyed as it is.

Gallery

