



## 3 bed holiday home with communal pool, close to lake and village,

16480, Brossac, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €178,200

Ref: BVI72760

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**French Entrée** 



## Property Description

Always wanted to own an affordable holiday home in the South West of France? Then this all on 1 level, 3 bedroom, 2 bathroom villa in a leafy area close to a lake with sandy beach is ideal for you. It has 2 double bedrooms, one with en-suite shower room, and another room with bunk-beds with a shared shower room with WC.

The open plan spacious and bright living / dining room with fully equipped kitchen has double doors opening onto the terrace, ideal for warm evenings.

Outside there is a decked terrace, a low maintenance wrap around garden and car port. With a few hundred metres to the lake and various walking routes right on your doorstep, this is ideal for nature lovers who still want local amenities nearby. The local village offers the 3 B's - bakery, butcher, bank and also a supermarket. Large communal pool onsite (open from June - September). Yearly service costs apply. You can immediately move in, no works needed.

1 hr from Bordeaux, 15 minutes from Chalais, 30 minutes from Aubeterre sur Dronne, 15 minutes to the N10.

Price including agency fees : 178.200 €

Price excluding agency fees : 165.000 €

Buyer commission, tax included: 8%



