

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

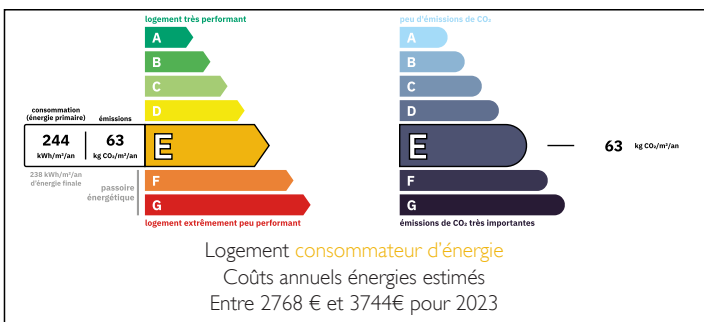
## IN BRIEF

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 front 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.



## DESCRIPTION

Discover this beautifully maintained bungalow of 90 m<sup>2</sup> in the heart of rural Charente, nestled on the edge of a peaceful hamlet in the Nouvelle-Aquitaine region. Just a few minutes from the picturesque village of Aubeterre-sur-Dronne, this home offers both tranquility and access to local amenities — cafés, restaurants, a small supermarket, pharmacy, and more.

### Interior & Living Space

Step into a light, airy open-plan living area that seamlessly blends kitchen, dining, and lounge. Exposed wooden beams and a wood burner give the space character and warmth, while large windows and patio doors create a natural link with the outdoors and terrace.

There are three double bedrooms, one of which is en-suite, plus a family bathroom — ideal for families, couples, or holiday renters.

A separate utility room houses modern amenities (washing machine, dryer) and supports the central gas heating system.

### Outdoor Space & Leisure

Set on a generous 1,977 m<sup>2</sup> plot, the property offers a beautifully landscaped garden surrounded by a walnut orchard, providing privacy and shade.

A terraced area invites al-fresco dining, while the heated in-ground swimming pool is a standout feature — perfect for relaxing during warm summer days.

In addition, there is a wooden workshop / garden cabin with its own terrace, ideal for creative use (studio, office) or storage.

### Location, Lifestyle & Access

This home offers a quiet, countryside lifestyle while being within easy driving distance of Aubeterre-sur-Dronne, known for its historic charm and river activities.

## NOTES