

Great Project; Semi-detached hamlet property to renovate; 1 bed house; 2 attached barns; non-attached garden.

EXCLUSIVE



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	1079 m2

IN BRIEF

Terrific potential for this lovely hamlet property that requires complete renovation. Includes two attached barns and a non-attached plot of land 50m away. In a quiet location with basic amenities less than 2km away and full amenities in the nearby town of Montbron (7km). International golf course 6km away. Ideal as a holiday or permanent home.



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

The property comprises:

1 bed house of 60m² floor space comprising:
On the ground floor - an open plan ground floor living space (kitchen/ living/ dining) with stone fireplace and attached (planned) bathroom (5.5m²).
On the first floor: bedroom (25m²) with views over the front of the property.

Two attached barns (85m² & 40m² floor space and double height ceiling. Both roofs are not in good condition and would probably need to be completely redone.

Non-attached plot of land of 878m².

The next door property (ref A26690NJH16), is also for sale and the two could make an ideal purchase for those looking for a nice rural property in a quiet location with gite possibility.

NOTES

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