LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31421NJH16 Price: 148 000 EUR

agency fees to be paid by the seller

Lovely 5 bed house; quiet hamlet location; pool, large garden, solar panels; near amenities & golf course.







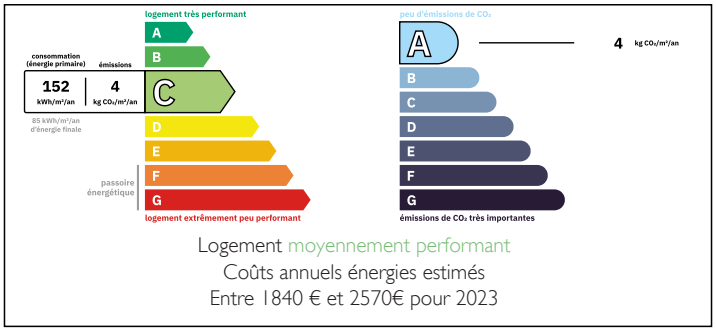








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1840 € et 2570€ pour 2023

INFORMATION

Town:	Écuras
Department:	Charente
Bed:	5
Bath:	1
Floor:	212 m2
Plot Size:	8091 m2

IN BRIEF

A lovely property in a quiet hamlet location in the commune of Ecuras in the eastern Charente. Includes a 5 bed house and an attached garden of over 8000m² with an in-ground pool.

The house has over 210m² of living space and is in good condition with 5 bedrooms and 1 bathroom. It has a very good energy rating as well solar panels to help with energy self-sufficiency. An interior refresh might be needed however it can be lived in straight away.

Outside, there is an attached garden/land of over 8000m² with an in-ground pool and private off-street parking.

Located in a quiet hamlet in the commune of Ecuras, the property is near full amenities in the town of Montbron (6km) and the city of Angouleme is 40km away,

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.

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LOCAL TAXES

Taxe foncière:	**1479 EUR**

NOTES

DESCRIPTION

Property located in a hamlet in the commune of Ecuras in the eastern Charente.

Includes a 5 bedroom house of 212m² and attached plots of land of 8091m² with an in-ground swimming pool.

The house, renovated over 20 years ago, has habitable space on two levels with a reversible air conditioner heating system and wood burner. It has four bedrooms and 1 bathroom. One bedroom and the bathroom are on the ground floor. Connected to a septic tank that probably does not meet current standards. Solar panels have been installed on the roof. The interior is in good condition however it does need a refresh.

On the ground floor is a large glazed entrance door which leads to an open plan living space (84m²) that includes the kitchen, dining room and salon. A part of this space has a double height ceiling and a large wood burner. There is also a laundry room (7.5m²), bedroom (22m²) with direct outside access, bathroom (7m²) with shower and lavatory and separate lavatory (1.5m²).

A wooden staircase leads to the first floor where there is an open mezzanine (28m²) space overlooking the ground floor as well four bedrooms (12m², 14.5m², 18.5m² & 21.5m²).

Outside, there are a couple of small outbuildings (7.5m² &10m²)attached to the house as well as a hangar barn/ covered space (36m²) that could be used to park cars under.

The garden is attached to the house and includes an in-ground heated pool that does...