

Beautifully renovated 3 bed house; 2nd house to renovate; attached garden & outbuildings.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Écuras   |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 215 m2   |
| Plot Size:  | 1458 m2  |

## IN BRIEF

Lovely old stone property comprising a spacious renovated barn, attached second small house to finish renovating and additional outbuildings with renovation potential, all set on a plot of approximately 1500m<sup>2</sup>.

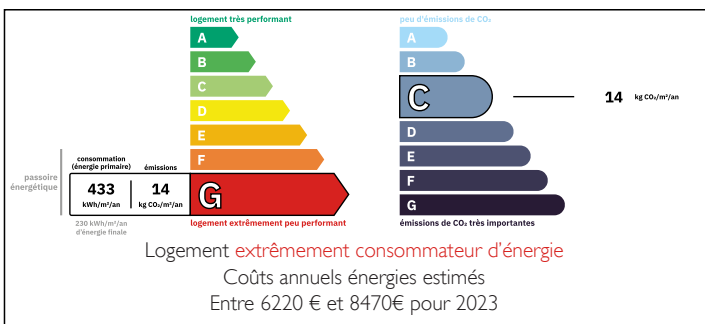
The renovated barn has over 200m<sup>2</sup> habitable space and offers a large open plan ground floor living space with corner kitchen, dining room and two salons in addition to a large bathroom and three first floor bedrooms.

Renovation of the second house has started and when completed would make a lovely maison d'amis or could be rented out. There are additional outbuildings that also offer renovation potential.

The garden is at the back of the house and offers a private space that is not overlooked. An adjoining private semi-enclosed terrace is ideal for outdoor



## 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.



## LOCAL TAXES

**Taxe foncière: 1004 EUR**

## NOTES

## DESCRIPTION

Stone property comprising a renovated barn, second house to finish renovating, additional old houses with renovation potential and attached garden of approximately 1500m<sup>2</sup>.

The renovated barn, renovated in 2008, has 215m<sup>2</sup> habitable space that comprises:

On the ground floor:

An open plan living space (150m<sup>2</sup>) with underfloor heating that includes a fully fitted corner kitchen, two salons (one with a large wood burner), a spacious bathroom (14m<sup>2</sup>) with dual showers and separate lavatory. Large french windows lead to a side terrace and the rear garden.

A wooden staircase leads to the first floor and three bedrooms (10.5m<sup>2</sup>, 13.5m<sup>2</sup> & 13.5m<sup>2</sup>) set on one side of the barn. The bedrooms have skylights and the master has French windows leading to a balcony 15m<sup>2</sup> with lovely views.

All windows are double glazed and the bedrooms have electric radiators. The septic tank for the main house is fully functional with a conformity check soon to be completed.

Attached to the house is a boiler room (22.5m<sup>2</sup>) and workshop space (31m<sup>2</sup>).

Also attached to the main house is the second smaller house that could offer 57.5m<sup>2</sup> habitable space over two levels once renovation work has been completed.

Two separate old stone outbuildings (38.5m<sup>2</sup> & 72.6m<sup>2</sup> respectively) offer even more renovation potential.

The attached garden, mainly lawn with a few trees and a vegetable patch, is at the back of the property with direct access from both the main and second house. It is a large enough to enjoy and...