LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39485CAC16 Price: 109 900 EUR

agency fees to be paid by the seller

Single-story house with garage, large workshop and garden in the countryside















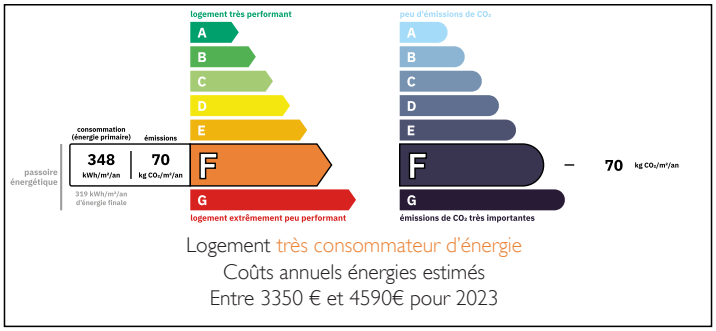
INFORMATION

Town:	Écuras
Department:	Charente
Bed:	3
Bath:	1
Floor:	99.7 m2
Plot Size:	2434 m2

IN BRIEF

This charming stone house from the late 1960s is located in Ecuras. With its three bedrooms and 100 m² of living space, it's an ideal home for a family or for a peaceful retirement.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3350 € et 4590€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39485CAC16 Price: 109 900 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Just 5 minutes from Montbron, where you'll find all the amenities, this bright and pleasant house will accommodate all your projects.

On one level, it features a first entrance into a small veranda, followed by a hall leading to a bright 11.6 m² kitchen, a spacious 27 m² living room, three bedrooms of 9.5 m², 11 m², and 11.7 m², a 12.5 m² shower room, and a separate 2 m² toilet.

It also features a 35.7 m² garage, a 9.7 m² boiler room, and a large 50.7 m² workshop, ideal for storage.

This beautifully built property features quality materials, including beautiful parquet floors in all the bedrooms and the living room.

After some renovations, you'll make it a pleasant home set amidst its beautiful 2,434 m² plot with fruit trees.

Oil and wood heating, connected to the mains drainage.

Don't hesitate to come and visit!

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr