

Semi-detached 1-2 bed stone house with garden; quiet hamlet location; near full amenities and golf course.

EXCLUSIVE



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	1
Bath:	1
Floor:	120 m2
Plot Size:	292 m2

IN BRIEF

Stone property in a quiet hamlet in the commune of Ecuras in the eastern Charente. Comprises a semi-detached 1-2 bed stone house with attached garden.

The house offers a large kitchen/ diner, large salon, bathroom with shower and lavatory on the ground floor with a large first floor bedroom and adjoining attic that could be converted to a second bedroom.

Some refresh, possibly renovation work is needed yet this property offers great potential and could be a very comfortable home when complete. It is connected to manis drains.

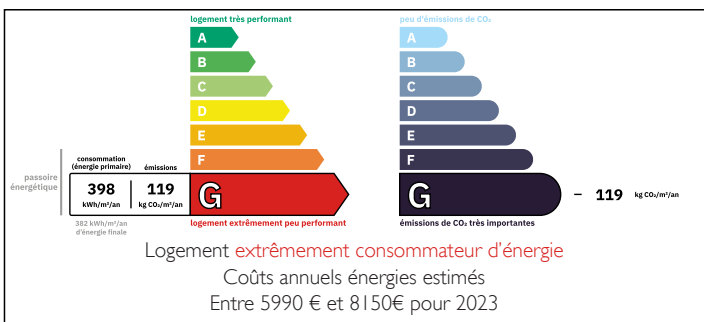
There is a small garden at the front and back of the house. The rear garden being west-facing with some great views over the lovely Charentaise countryside.

Full amenities can be found in the market town of

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 120 EUR

NOTES

DESCRIPTION

A semi-detached 1-2 bedroom stone property in a hamlet in the commune of Ecuras in the eastern Charente and on the border with the Dordogne. Total habitable space is 120m² with total size of all plots being 292m².

A small enclosed garden is at the front of the property. Entering through a wooden gate takes you to a small path that leads to the stout wooden front door.

Entering the house takes you straight into a large kitchen/ dining room (30m²) with tiled floor and large stone fireplace that now houses an old oil-fuelled heater. A double width doorway leads to the salon (25m²) with chequerboard tiled floor, another large stone fireplace and glazed door opening to a small stone terrace and the front garden.

A door from the salon leads to another room (10m²) currently only used for storage. Requiring complete renovation, this room offers a double height ceiling and could be converted to a small salon, ground floor bedroom or a bureau.

The remainder of the ground floor comprises a laundry/utility room(10m²), accessed from the kitchen, that leads on to the bathroom with shower(3m²), lavatory (2.5m²) and corridor leading to the back garden.

A wooden staircase from the kitchen leads to the first floor and a bedroom(30m²) with views over the front of the house. A door from the bedroom leads to an attic space (28m²) with windows that could be converted to a second bedroom.

The interior does need a refresh...