LEGGETT IMMOBILIER INTERNATIONAL

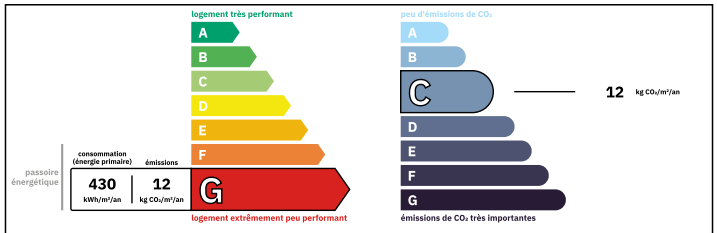
www.frenchestateagents.com

Ref: A48239NJH16 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Cosy two bed stone cottage on the Charente/Dordogne border; near golf course, amenities and local attractions.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1110 € et 1530€ pour 2021

INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	787 m2

IN BRIEF

Lovely property in a small village in the commune of Ecuras in the eastern Charente on the Dordogne border.

Comprises a cosy two bed stone detached cottage, attached private garden and nearby non-attached plot of land.

The house is habitable in current condition with parts to be updated/ refreshed. It comprises a salon, dining room with wood burner, kitchen, shower room with lavatory and two first floor bedrooms.

Outside, an attached plot of land offers a private garden as well as off-street parking for 1-2 cars. A non-attached plot of land is a minutes walk from the house.

The property is well situated for amenities with the market town of Montbron 8km away and the city 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.

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LOCAL TAXES

Taxe habitation:	**95 EUR**

NOTES

DESCRIPTION

A lovely property comprising a cosy two bedroom stone built detached cottage of 76m² with attached garden and a nearby separate non-attached plot of land.

The house, likely dating from the 19th century, comprises:
On the ground floor:
A dining room (20m²) with large wood burner and wooden floorboards and exposed ceiling beams.
A salon (15m²) with concrete floor and exposed ceiling beams.
A former forge (10m²), probably the oldest part of the house that is currently used a kitchen.
A bathroom (5m²) with shower, washbasin and lavatory.
A small corridor (4m²) connecting the ground floor rooms that is also used as storage space.

A wooden staircase leads to the first floor and two interconnected bedrooms (16m² & 19m²).

The house is habitable in current condition yet parts of the interior are in need of an update/ refresh. Non-load bearing walls between the dining room and salon could also be removed to create a large open plan space. The first floor layout could also be updated as currently the second bedroom can only be accessed by going through the first one.

Heating is by a large wood burner in the dining room and a couple of electric radiators. The attic has been insulated and some of the windows are double glazed. A new electric water heater was recently installed and the house is connected to mains drains.

Outside, there is a small. private garden. to one side of the house and a larger plot of land a minutes walk...