

Cosy single storey 2 bed house to refresh; attached garden and barn; near golf course; amenities < 10km.

EXCLUSIVE



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	776 m2

IN BRIEF

A cosy single storey 2 bed house of about 100m² habitable space in a quiet hamlet location in the commune of Ecuras.

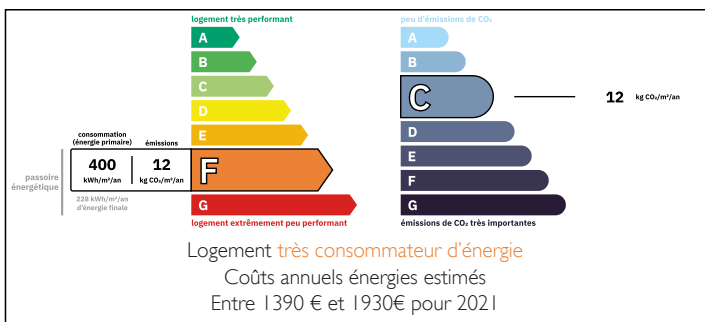
Located almost next door to a popular international golf course and not far from the very popular leisure lakes of the Haute Charente, this property offers great potential and would make a wonderful home once complete.

Comprising 2 beds, large kitchen/ dining/ living space and shower room with WC. A separate room with fireplace and attached large barn is also included as well as another barn with renovation possibility and 5000m² land located just across a small lane from the house.

Full amenities can be found in the nearby towns of Montbron (9km) and Saint Mathieu (16km). The city of Angouleme (45km) is the capital of the Charente

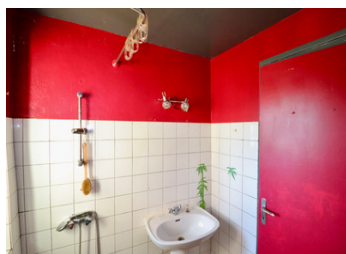
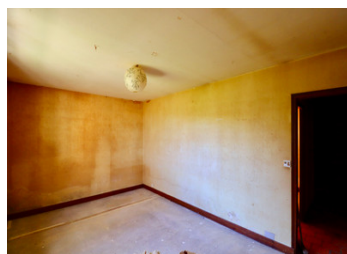


ENERGY - DPE



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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.



DESCRIPTION

An old stone two bed semi-detached single storey house with attached separate room, barn and small fenced garden and non-attached second barn and 5000m² land.

The house has approximately 100m² habitable space. The main entrance takes you into a living space of 36.5m² that includes kitchen, dining room and salon. it has a chimney in which an old wood burner is currently connected. A corridor leads to the two bedrooms (15m² & 12.5m²) with views over the garden. The shower room with WC (3.5m²) is just off the living space and there is also a small attic.

A separate room (30m²), with small basement/ cave, can only currently be accessed externally (internal access possible), has a large stone fireplace and could be used as another living room or a games room. A large barn of 125m² floor space and high ceiling is attached to the house and could be used as a garage, workshop or storage space or even a combination of the three.

A small, fenced south-facing garden is attached to the house and there is also a paved driveway with space for two cars.

Across the lane, there is another barn of approximately 80m² floor space that could possibly be renovated to habitable status (perhaps to be rented out as a gite) and 5000m² land (available on their own separately under ref A22518NJI16)

Heating is via electric radiators and a wood burner and the septic tank works however it does not conform...

LOCAL TAXES

Taxe habitation: EUR

NOTES