

Great Project; Semi-detached hamlet property to renovate; 1 bed house; 2 attached barns; non-attached garden.

EXCLUSIVE



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	1079 m2

IN BRIEF

Terrific potential for this lovely hamlet property that requires complete renovation. Includes two attached barns and a non-attached plot of land 50m away.

In a quiet location with basic amenities less than 2km away and full amenities in the nearby town of Montbron (7km). International golf course 6km away.

Ideal as a holiday or permanent home.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises:

1 bed house of 60m² floor space comprising:
On the ground floor - an open plan ground floor living space (kitchen/ living/ dining) with stone fireplace and attached (planned) bathroom (5.5m²).
On the first floor: bedroom (25m²) with views over the front of the property.

Two attached barns (85m² & 40m² floor space and double height ceiling. Both roofs are not in good condition and would probably need to be completely redone.

Non-attached plot of land of 878m².

The next door property (ref A26690NJH16), is also for sale and the two could make an ideal purchase for those looking for a nice rural property in a quiet location with gite possibility.

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