

UNDER OFFER. Beautifully renovated cosy 2 bed cottage; covered outdoor space; garden & views; near amenities.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1895 m2

IN BRIEF

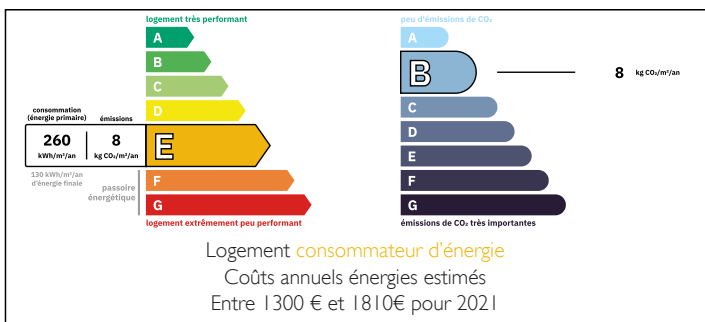
A charming old stone cottage house that has been thoughtfully renovated to create a cosy, very comfortable home that is ready to move into.

Situated in a quiet hamlet in the commune of Ecuras, this lovely property offers an open plan living space on the ground floor and two bedrooms and a bathroom on the first floor.

Full amenities can be found in the nearby lively market town of Montbron (9km) while the city of Angouleme is 45km away. An 18 hole international golf course is less than 5km away and the popular leisure lakes of the Haute Charente and Saint Estephe are nearby.



ENERGY - DPE



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

A lovely old stone house that has been thoughtfully renovated to create a lovely mix of the old (wooden floorboards and oak beams) and the new (double glazing, insulation and skylights).

The ground floor has been transformed into a large open plan space (47m²) with a fully equipped kitchen at one end, a pellet burner against the back wall and a lounge at the other end.

The middle space lends itself perfectly as a dining room with views over the front and rear of the property. Large windows let in plenty of natural light and wooden floorboards add warmth. A modest cellar under the house is accessed from the rear garden - perfect for that wine collection.

The first floor has a landing (5m²) which leads to two bedrooms (15m² & 12m²). Windows give both rooms a bright feel and the master also has skylights. The bathroom (3m²) is shared between the two bedrooms and has a walk-in shower, bath, washbasin and WC - the space has certainly been used well.

Outside, there is a small front garden with a raised seating area and wooden decking and a larger garden behind the house. The large terrace is what remains of a large barn and has been renovated to provide a covered seating area with views over the surrounding countryside. At one end, there is a lovely old bread oven that can still be used and a space that could easily...