

Lovely 2 bed bungalow w/garden & barn; quiet hamlet location; near amenities and golf course; mains drains.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	1894 m2



IN BRIEF

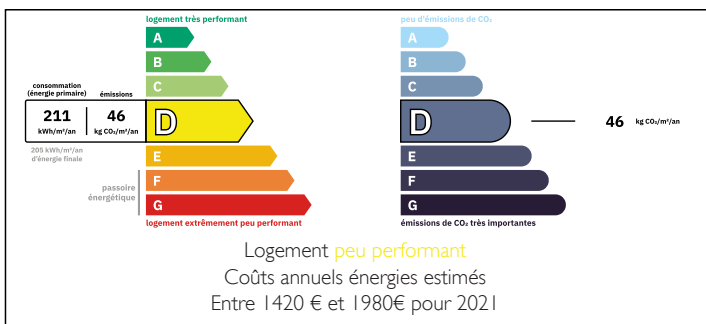
A lovely property in a quiet hamlet in the commune of Ecuras in the eastern Charente.

The property comprises a 2 bedroom bungalow with attached barn and garage, small outbuildings and attached garden of almost 2000m².

The house is south-facing, in good condition with a good roof and no apparent structural issues. Windows are single glazed and the roof has been insulated to ensure the house has a good energy efficiency rating of D.

The interior is also in good condition with spacious reception rooms and bedrooms. There is internal access to the attached barn which has about 90m² floor space. Attached to the barn is a garage with access to a small outside space at the back of the house which leads to a small outbuilding shared with a neighbours property.

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.



DESCRIPTION

House:

Living room (31m²) with insert wood burner.
Dining room (18m²) with French windows & access to the covered terrace at the front of the house.
Up a short flight of stairs takes you to a corridor (10m²) running the length of the house with access to the barn at one end and the remaining rooms:
Master bedroom (16.5m²).
Second bedroom (10m²).
Bathroom with shower (7.5m²) and double sinks.
Kitchen (14m²).
WC (4m²).

Attached to the house, and with internal and external access is a barn of 90m² floorspace that includes a workshop and boiler room. Attached is a garage (50m²) with access to a small strip of land behind the house with a semi-detached small outbuilding.

At the front of the house is a covered terrace, semi-circular driveway with two gates, well and a garden. Another larger garden can be found on the side of the house with a separate vegetable garden. The gardens are mainly lawn with a few trees.

The property is in good condition, needs no major work, has oil-fired central heating and is connected to mains drains.

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

LOCAL TAXES

Taxe foncière: **681 EUR**

Taxe habitation: **EUR**

NOTES