

Lovely 5 bed house; quiet hamlet location; pool, large garden, solar panels; near amenities & golf course.



## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	5
Bath:	1
Floor:	212.5 m2
Plot Size:	8091 m2

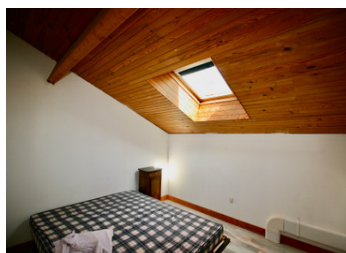
## IN BRIEF

A lovely property in a quiet hamlet location in the commune of Ecuras in the eastern Charente. Includes a 5 bed house and an attached garden of over 8000m<sup>2</sup> with an in-ground pool.

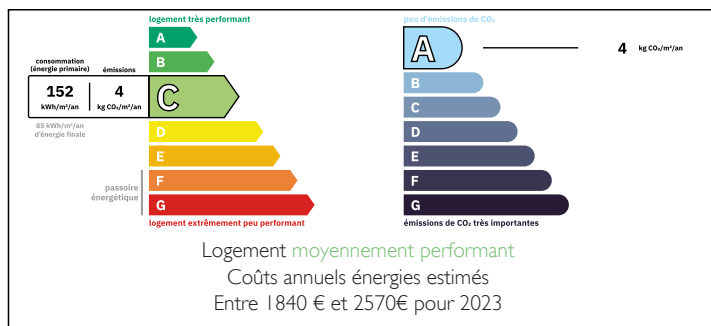
The house has over 210m<sup>2</sup> of living space and is in good condition with 5 bedrooms and 1 bathroom. It has a very good energy rating as well solar panels to help with energy self-sufficiency. An interior refresh might be needed however it can be lived in straight away.

Outside, there is an attached garden/land of over 8000m<sup>2</sup> with an in-ground pool and private off-street parking.

Located in a quiet hamlet in the commune of Ecuras, the property is near full amenities in the town of Montbron (6km) and the city of Angouleme is 40km away,

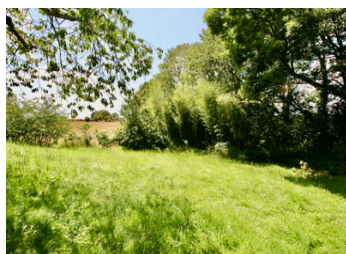


## ENERGY - DPE



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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

Property located in a hamlet in the commune of Ecuras in the eastern Charente.

Includes a 5 bedroom house of 212m<sup>2</sup> and attached plots of land of 8091m<sup>2</sup> with an in-ground swimming pool.

The house, renovated over 20 years ago, has habitable space on two levels with a reversible air conditioner heating system and wood burner. It has four bedrooms and 1 bathroom. One bedroom and the bathroom are on the ground floor. Connected to a septic tank that probably does not meet current standards. Solar panels have been installed on the roof. The interior is in good condition however it does need a refresh.

On the ground floor is a large glazed entrance door which leads to an open plan living space (84m<sup>2</sup>) that includes the kitchen, dining room and salon. A part of this space has a double height ceiling and a large wood burner. There is also a laundry room (7.5m<sup>2</sup>), bedroom (22m<sup>2</sup>) with direct outside access, bathroom (7m<sup>2</sup>) with shower and lavatory and separate lavatory (1.5m<sup>2</sup>).

A wooden staircase leads to the first floor where there is an open mezzanine (28m<sup>2</sup>) space overlooking the ground floor as well four bedrooms (12m<sup>2</sup>, 14.5m<sup>2</sup>, 18.5m<sup>2</sup> & 21.5m<sup>2</sup>).

Outside, there are a couple of small outbuildings (7.5m<sup>2</sup> & 10m<sup>2</sup>) attached to the house as well as a hangar barn/ covered space (36m<sup>2</sup>) that could be used to park cars under.

The garden is attached to the house and includes an in-ground heated pool that does...

## LOCAL TAXES

**Taxe foncière: 1479 EUR**

**Taxe habitation: EUR**

## NOTES