

Stone built property with land over 8 acres



INFORMATION

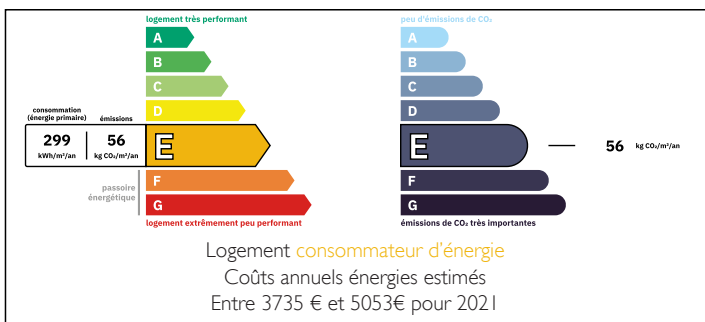
Town:	Écuras
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	33159 m2

IN BRIEF

Lovely stone-built property situated in a rural location at the end of a no through road, only 10 minutes from all amenities. Offering a lounge area of over 59m², with double glazed patio doors leading to the covered terrace dining area and the gardens. Along with other original features this property offers a traditional farmhouse kitchen, a ground floor shower room separate cloakroom, and entrance hall, upstairs the mezzanine offers 4 spacious bedrooms one ensuite. The attached stone barn offers plenty of storage space, with a separate garage and workshop, and over 8 acres of land, a property not to be missed !!



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

Lovely stone-built property situated in a rural location at the end of a no through road, only 10 minutes from the town of Montbron. This property offers, a traditional farmhouse kitchen, with woodburner, leading to a spacious lounge area 59m², with a ground floor shower room and a separate cloakroom, and entrance hall. Upstairs from the mezzanine, offers 4 large light and airy bedrooms, one having an ensuite bathroom, the 4th bedroom is currently used as an office but could easily be returned to a bedroom. The attached barn offers plenty of storage space, and a separate garage and workshop are found opposite the house. The covered terrace offers a large alfresco dining area overlooking the gardens. A property not to be missed if you have animals, a horse or just for aspiring gardeners, this property offers over 8 acres of land, 17,093 of prairie, and 16.066m² of woods, two parcels a short distance from the property. There are many local tracks for riding and cycling enthusiasts. Something for everyone!!

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

LOCAL TAXES

Taxe foncière: 377 EUR

Taxe habitation: EUR

NOTES