

Country cottage with barns and attached gardens



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	3009 m2

IN BRIEF

Stone built property situated on the edge of a small hamlet only 4kms from the busy town of Montbron, with its supermarkets, post office, boulangeries, sports facilities, hairdressers, and a Michelin starred restaurant, only 2kms from an International golf course. This property offers a large kitchen, dining room, utility room, and bathroom, with two bedrooms upstairs. This is a renovation project that has already benefitted from double glazed windows and front door. A blank canvas for a lucky buyer. This property also offers large barn , solar panels, and the attached gardens complete this lovely family home.



ENERGY - DPE

DPE blank.

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

Original stone-built property situated only 4kms from the busy town of Montbron, the renovation of this property has already been started. Enter this property via the grassed courtyard, and parking area. Offering on the ground floor, 3 rooms 23m², 22m² and 13.9m² which could be a lovely spacious kitchen, utility room and dining area, with double glazed patio doors leading to the side garden,, and ground floor shower room and wc. Upstairs offers two rooms 24m² and 8.9m², with the possibility of extending into the attached garage/workshop to create more living space. This property benefits already from double glazed windows, and is connected to mains drainage, there is also an independant barn of over 150m² and a plot of land accessed through the barn of over 3000m², perfect to create a large vegetable garden or to install a pool (with the correct permissions). The garage and cave is attached to the property offering lots of storage space. There are close neighbours for this property, but If you are looking for a project, and you are not looking for isolation, this is one not to be missed. Video available on request.

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

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES