

Old stone 4 bed house to update; quiet hamlet location; attached barn; near full amenities; solar panels.

EXCLUSIVE



## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	295 m <sup>2</sup>



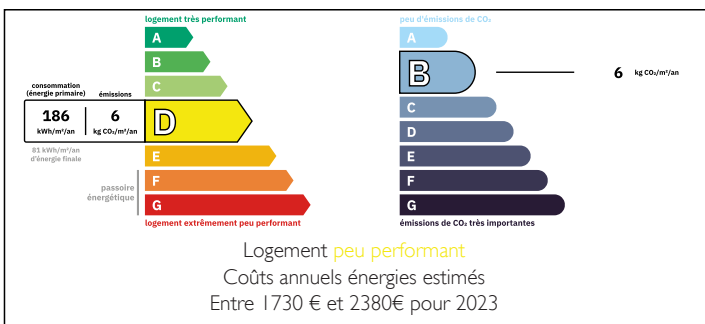
## IN BRIEF

Property comprising semi-detached 4 bed house of 120m<sup>2</sup> habitable space to update; attached barn and small attached garden.

Located in a quiet hamlet in the commune of Ecuras in the eastern Charente, this property has good access to full amenities in the nearby town of Montbron as well as an international golf course and the popular leisure lakes of the Haute Charente and St Estephe in the Perigord Vert.

The house has four bedrooms and one bathroom and does need a refresh yet is immediately habitable. It is in good structural condition and the roof has been well insulated and waterproofed. Central heating is via an aérothermal/ reversible AC with a chimney in the living room fireplace with preparation for a wood burner. Solar panels on the barn roof allow a good degree of energy independence. The house...

## 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 comprising a semi-detached 4 bedroom house, attached barn and small attached garden.

The house has 120m<sup>2</sup> habitable space set over two levels. A footpath through the small front garden leads to the main entrance.

The house comprises, on the ground floor:  
Living and dining room (42.5m<sup>2</sup>) with fireplace with wood burner preparation and access to the rear garden via French floor to ceiling windows.  
Galley style kitchen (8.5m<sup>2</sup>).  
Bedroom 1 (11m<sup>2</sup>).  
Bathroom (5.5m<sup>2</sup>) with shower and washbasin.  
Lavatory (2m<sup>2</sup>).  
Corridor leading from the kitchen to an internal connection with the attached barn.

Two staircases lead to the first floor.

The first, from the living room, leads to two bedrooms under the roof (16.5m<sup>2</sup> & 15m<sup>2</sup>).

The second, leads to a corridor and mezzanine space (15m<sup>2</sup>) which opens on to the fourth bedroom (12m<sup>2</sup>). This part of the first floor has been created within the attached barn.

The house has an aérothermal/ reversible AC with outlets in most rooms that warm up the house in winter and keep it cool in summer and ensure that the house has a good energy efficiency rating of D - rare for such older properties in the countryside. Solar panels installed on the roof of the barn allow energy independence and keep electricity costs low. The house is also connected to mains drains.

A small garden at the front of the house has a couple of fruit trees and herbs and is easily maintained.

The attached barn...

## LOCAL TAXES

Taxe foncière:	709 EUR
Taxe habitation:	EUR

## NOTES