

Beautifully renovated 4-bed stone Charentaise hamlet house, barn, garden & lovely views; full amenities



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	2219 m2

IN BRIEF

This lovely stone-built, wisteria-clad, detached house is located in a quiet hamlet in the commune of Ecuras on the Charente/ Dordogne border.

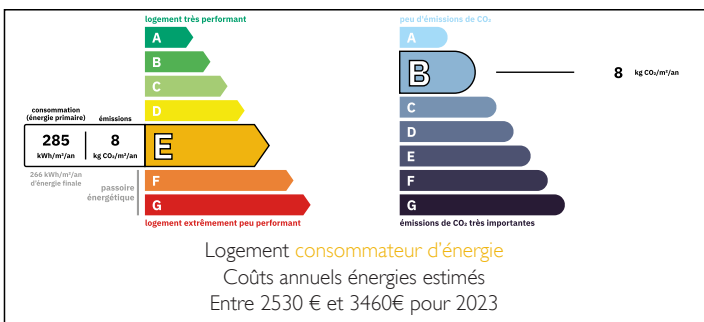
Packed with plenty of character features and with many modern touches, this beautiful house boasts 2 reception rooms, a spacious kitchen/diner, 4 bedrooms and 3 bath/shower rooms. A large open second floor space could be a parental suite.

Outside is a large covered terrace, barn and attached garden with pool.

A bar restaurant, epicerie associatif and post office can be found in the nearby village. The nearest town, Montbron (8km) has full amenities and even a Michelin-star restaurant. An international golf course and large fishing lake are very close by. Other attractions include the popular lesiure lakes of the Haute Charente or the picturesque



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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.



LOCAL TAXES

Taxe foncière: 1029 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A lovely property located in a quiet hamlet in the commune of Ecuras on the Charente/ Dordogne border.

The property includes a 4/5 bed habitable detached house, attached barn, non-attached workshop and woodstore and attached garden.

The beautifully renovated and tastefully decorated house comprises, on the ground floor:

- Living room (25m²) with large stone chimney with wood burner, lovely wooden floor and large windows.
- Salon/ second living room (25m²) with small chimney and wood burner, wooden floor and wood half panelling
- Kitchen/ diner (32m²) also with wood burner. French doors to rear garden and to the front, beautiful tiled floor, exposed beams, fitted units and central island workstation.
- Utility room (7m²) with tiled floor, exposed stone walls and plumbing for washing machine and dryer.
- Shower room (6m²) with walk-in shower, hand basin and lavatory.

A lovely wooden staircase from the living room leads to a light & airy landing running the length of the house with exposed beams, wooden floor and stone wall detail. Off the landing, there is access to

- Three bedrooms (10.5m², 12.5m² and 15m²) all with lovely original wooden floors and large windows.
- Family bathroom (5m²) with high-quality shower, hand basin and lavatory.
- Master bedroom (40m²), an impressive room with lots of light, exposed beams, wooden floor and stone wall, with its own sitting area and ensuite bathroom, with bath, hand basin and lavatory.

From the...