

Lovely 3 bed/ 2 bath house, fully renovated; quiet hamlet location; barns and garden; near full amenities.



## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	905 m2

## IN BRIEF

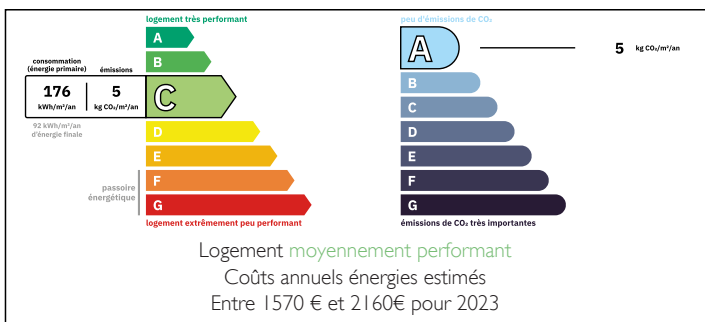
Great property located in a quiet hamlet in the commune of Ecuras. Comprising a renovated semi-detached 3 bed house with attached garden, two non-attached barns, and non-attached garden.

The house has been completely renovated within the last ten years and is ready to move into. It has over 160m2 habitable floor space that includes an open plan kitchen/ diner, living room. with wood burner, three bedrooms and two bathrooms. A small private garden is at the back of the house.

Across a small lane, there are two barns, both in good condition with no structural issues or leaks and great renovation potential. A part of the ground floor of one has already been renovated to create a studio apartment that offers rental potential. Behind the barns is more garden space as well as private off-street parking.

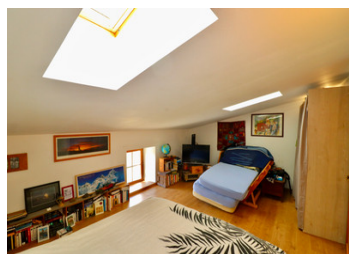


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1057 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located in a quiet hamlet in the commune of Ecuras, this lovely property comprises a 3 bedroom house with attached garden, two non-attached barns, a small shed and a non-attached garden.

The house, semi-detached and of stone construction, has been fully renovated within the last 10 years and has no structural issues. There is over 160m<sup>2</sup> living floor space over two levels. There is double glazing throughout and a new septic tank was installed during the renovation. Central heating is by a wood burner in the kitchen and electric radiators. Hot water is by electric water tank.

The house comprises:

On the ground floor:

An open plan kitchen and dining room (35m<sup>2</sup>) with wood burner and entrance door.

A spacious salon (30m<sup>2</sup>) with French door access to the rear garden and terrace, and solid wooden staircase to the first floor.

Bathroom (4m<sup>2</sup>) with bath.

Lavatory (1.5m<sup>2</sup>) with washbasin.

On the first floor:

Corridor/ landing (5m<sup>2</sup>) leading to all rooms.

Bedroom 1 (19m<sup>2</sup>) with windows and skylights and attached office/ storage (10m<sup>2</sup>).

Bathroom (9m<sup>2</sup>), split level and with walk-in shower, washbasin and lavatory.

Bedroom 2 (13m<sup>2</sup>), split level and with skylight.

Bedroom 3 (19m<sup>2</sup>) with windows and skylights.

Outside, there is a small private garden with wooden decking terrace at the rear of the house. There are also two barns opposite the house and across a small lane. Both are in good condition with good roofs and solid concrete floors and offer renovation potential subject to...