

Lovely two bed stone cottage with garden, barn and garage; quiet, edge of hamlet location; near amenities



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	1506 m ²



IN BRIEF

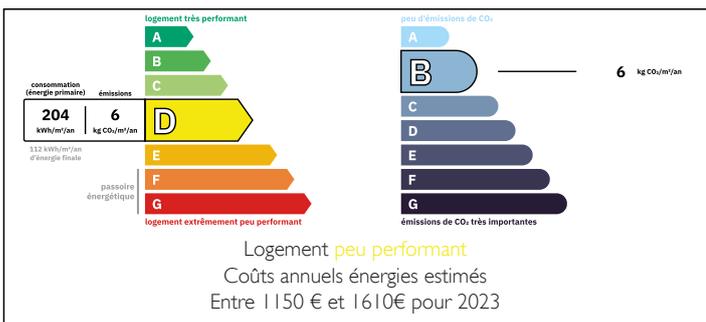
A lovely two bedroom detached stone cottage of 80m² habitable space with 1200m² garden, 240m² barn and 60m² garage. Located on the edge of a quiet hamlet in the commune of Ecuras.

The house has been fully renovated with double glazing throughout and a heat pump central heating system. The roof is in good condition and a new ecologically friendly drainage system has just been installed.

The barns and garden are just across a quiet lane that leads to a neighbours house. the barns and garage are in good condition and a newly constructed car port is on one side of the garage. The car port is large enough for a mobile home.

Nearest amenities are a popular bar restaurant in the nearby village of Chatain Besson. Full amenities and schools can be found in the town of...

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

A rural property comprising a renovated stone two bedroom house, non-attached barn, garage, carport and garden.

The property is in good condition and has been well maintained by the current owners with no major work foreseen..

The two bedroom house is of stone construction and has been fully renovated to create a very comfortable home. The ground floor is an open plan space of 35m² that comprises kitchen, dining room and salon. Also on the ground floor is a bathroom of 6m² with bath and shower, a separate lavatory and utility room. On the first floor are two bedrooms of 13.5m² and 17m². Both have large windows that let in plenty of natural light.

All the windows are double glazed and there is a heat pump central heating system.

Both points contribute to a good energy rating for this type of rural property. A new and ecologically friendly collective drainage system, shared between this house and a couple of others in the hamlet, has only just been installed.

Outside, and across a quiet lane, are the outbuildings and garden. These comprise a large stone semi-detached barn, double garage, carport/ hangar barn and garden.

The barn has 240m² floor space and is used as storage space. A door at the back offers access to a covered seating area with garden views and access. It offers great renovation potential.

Attached to the barn is the double garage of 60m² floor space. In addition to parking space for...

LOCAL TAXES

Taxe foncière: 740 EUR

Taxe habitation: EUR

NOTES