

Ref: A39485CAC16

Price: 139 000 EUR

agency fees to be paid by the seller

### Single-story house with garage, large workshop and garden in the countryside



# INFORMATION

Town: Écuras

Department: Charente

Bed: 3

Bath:

Floor: 99.7 m2 Plot Size: 2434 m2





### IN BRIEF

This charming stone house from the late 1960s is located in Ecuras. With its three bedrooms and 100 m<sup>2</sup> of living space, it's an ideal home for a family or for a peaceful retirement.

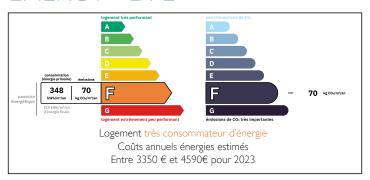








**ENERGY - DPE** 



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.





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### LOCAL TAXES

Taxe habitation:

**EUR** 

## **NOTES**

### DESCRIPTION

Just 5 minutes from Montbron, where you'll find all the amenities, this bright and pleasant house will accommodate all your projects.

On one level, it features a first entrance into a small veranda, followed by a hall leading to a bright 11.6 m<sup>2</sup> kitchen, a spacious 27 m<sup>2</sup> living room, three bedrooms of 9.5 m<sup>2</sup>, 11 m<sup>2</sup>, and 11.7 m<sup>2</sup>, a 12.5 m<sup>2</sup> shower room, and a separate 2 m<sup>2</sup> toilet.

It also features a  $35.7~\text{m}^2$  garage, a  $9.7~\text{m}^2$  boiler room, and a large  $50.7~\text{m}^2$  workshop, ideal for storage.

This beautifully built property features quality materials, including beautiful parquet floors in all the bedrooms and the living room.

After some renovations, you'll make it a pleasant home set amidst its beautiful 2,434 m<sup>2</sup> plot with fruit trees.

Oil and wood heating, connected to the mains drainage.

Don't hesitate to come and visit!

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