

Lovely stone farmhouse to renovate in a quiet hamlet near the Charente/ Dordogne border; barn & large garden.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	0
Bath:	0
Floor:	70 m ²
Plot Size:	1851 m ²

IN BRIEF

Hamlet property in a quiet location in the commune of Ecuras in the eastern Charente.

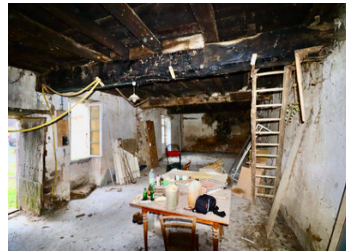
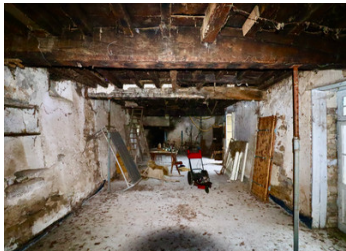
Comprises a detached house of 70m² floor space, semi-detached barn of 110m², attached large garden >1800m² and another small outbuilding with a bread oven.

The house needs complete renovation yet offers great potential as a comfortable and easily manageable permanent or family home with its single storey open plan living space and low attic above.

The barn is separate from the house and offers storage and/or workshop potential or could be renovated to habitable space. A small open outbuilding to the side of the house comprises storage space and a bread oven.

The garden is at the back of the house and is mainly laid to lawn with a few trees.

Local attractions include an international golf course (



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Hamlet property in a quiet location in the commune of Ecuras in the eastern Charente.

Comprises a detached house of 70m² floor space, semi-detached barn of 110m², attached large garden >1800m² and another small outbuilding with a bread oven.

The house needs complete renovation (interior, electrics, septic tank) yet offers great potential as a comfortable and easily manageable permanent or family home with its single storey open plan living space and low attic above. .

The semi-detached barn is separate from the house and offers storage and/or workshop potential or could be renovated to habitable space. A former cow shed, it has three entrances and could be used for a variety of purposes or combinations thereof.

A small open outbuilding to the side of the house comprises storage space and a bread oven.

The garden is at the back of the house and is mainly laid to lawn with a few trees.

Local attractions include an international golf course (

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