

Beautiful 3 bed stone house; barn; >2 acres land; fantastic views; quiet hamlet; near golf course & amenities.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	9120 m2



IN BRIEF

A beautiful 3/4 bed stone house with separate barn, small outbuildings and attached & non-attached plots of land.



Located in a quiet hamlet in the commune of Ecuras in the eastern Charente, this house offers a very comfortable living space of >130m2 set over two levels. This includes 3/4 bedrooms, 2 bath/shower rooms, a study, 2 lavatories and a spacious living space (comprising kitchen, dining & living room).



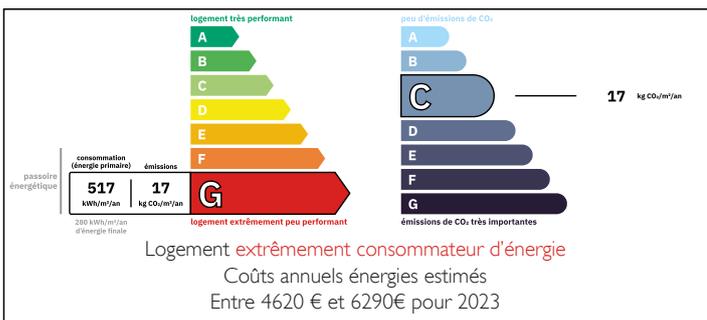
Heating is by wood burner and electric radiators. A new eco-friendly septic tank was installed 3 years ago.

Outside is a rear stone terrace with some great unspoilt and far-reaching views.

Total land area of over 9000m2 that includes a large garden and small woodland.

Full amenities are in the market town of Montbron

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.



LOCAL TAXES

Taxe foncière: **870 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Property located on the edge of a quiet hamlet in the commune of Ecuras in the eastern Charente.

Comprises a 3/4 bedroom detached house, attached small outbuilding, separate stone barn and attached and non-attached plots of land.

The house has over 130m² habitable space set over two levels that comprises:

On the ground floor:

LIVING & DINING room (45m²) with wood burner, large windows overlooking the large rear garden and far-reaching views beyond, and access to the rear terrace.

Fully equipped KITCHEN (11m²) with modern appliances.

BEDROOM 1 (10m²) with direct access to the front of the property.

STUDY/ HOME OFFICE (9m²) with direct access to the rear terrace.

BATHROOM 1 (3m²) with shower.

Separate LAVATORY (1.5m²).

UTILITY/ STORE ROOM (4.5m²).

On the first floor (wooden staircase from the living room):

BEDROOM 2 (16M²) with dual aspect and exposed wood beams.

BEDROOM 3 (19.5M²) with dual aspect and exposed wood beams.

BEDROOM 4 (10M²) with rear views and currently used as a small salon.

BATHROOM 2 (3.5M²) with bath, lavatory and washbasin.

There is no attic yet a small cellar can be found under the house where the electric hot water tank (installed December 2024) is located. Heating is by wood burner in the living room and electric radiators in other rooms.

The house is connected to an ecologically-friendly