

Cosy two bed stone cottage on the Charente/Dordogne border; near golf course, amenities and local attractions.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	787 m2

IN BRIEF

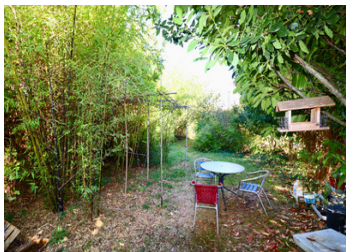
Lovely property in a small village in the commune of Ecuras in the eastern Charente on the Dordogne border.

Comprises a cosy two bed stone detached cottage, attached private garden and nearby non-attached plot of land.

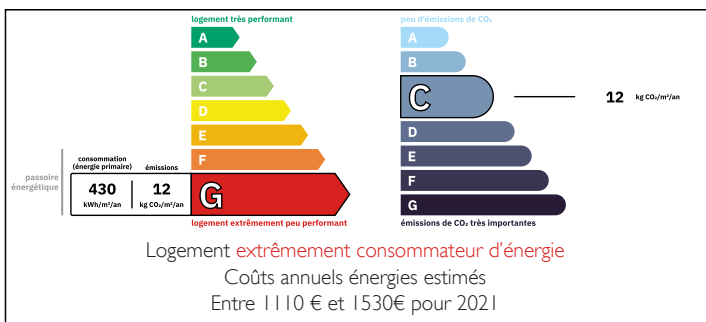
The house is habitable in current condition with parts to be updated/ refreshed. It comprises a salon, dining room with wood burner, kitchen, shower room with lavatory and two first floor bedrooms.

Outside, an attached plot of land offers a private garden as well as off-street parking for 1-2 cars. A non-attached plot of land is a minutes walk from the house.

The property is well situated for amenities with the market town of Montbron 8km away and the city 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 lovely property comprising a cosy two bedroom stone built detached cottage of 76m² with attached garden and a nearby separate non-attached plot of land.

The house, likely dating from the 19th century, comprises:

On the ground floor:

A dining room (20m²) with large wood burner and wooden floorboards and exposed ceiling beams.

A salon (15m²) with concrete floor and exposed ceiling beams.

A former forge (10m²), probably the oldest part of the house that is currently used a kitchen.

A bathroom (5m²) with shower, washbasin and lavatory.

A small corridor (4m²) connecting the ground floor rooms that is also used as storage space.

A wooden staircase leads to the first floor and two interconnected bedrooms (16m² & 19m²).

The house is habitable in current condition yet parts of the interior are in need of an update/ refresh. Non-load bearing walls between the dining room and salon could also be removed to create a large open plan space. The first floor layout could also be updated as currently the second bedroom can only be accessed by going through the first one.

Heating is by a large wood burner in the dining room and a couple of electric radiators. The attic has been insulated and some of the windows are double glazed. A new electric water heater was recently installed and the house is connected to mains drains.

Outside, there is a small, private garden, to one side of the house and a larger plot of land a minutes walk...

LOCAL TAXES

Taxe habitation: 95 EUR

NOTES